

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, April 30, 1974, in the Council Chamber at approximately 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Harcourt, Linnell,
Marzari, Massey, Pendakur, Rankin
and Volrich.
Ald. Hardwick arrived at 3.15 p.m.

ABSENT: Ald. Gibson.

CLERK TO THE COUNCIL: D.H. Little.

PRAAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The City Clerk advised that the 'In Camera' Committee approved the items for the 'In Camera' meeting later this day with the exception of one item. It will be determined at the 'In Camera' meeting, if this matter should be considered in Open Council.

ADOPTION OF MINUTES.

MOVED by Ald. Linnell
SECONDED by Ald. Pendakur

THAT the Minutes of the Regular Council Meeting dated April 23, 1974, be adopted, with the exception of the 'In Camera' portion.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell
SECONDED by Ald. Pendakur

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS.

1. (i) Sale of City-owned land,
S/W Corner of 49th Avenue and Boundary Road;
Proposed B.C. Hydro Sub-station Site.

At its meeting on May 8th, 1973, Council deferred consideration of a report of the Board of Administration Property Matters dated May 4, 1973, on the sale of city-owned land, S/W corner of 49th Avenue and Boundary Road, pending a report explanation from either B.C. Hydro and Power Authority or the City Engineer, on the B.C. Hydro plans for the area in addition to the actual design of the proposed facility.

Mr. Gill, representing B.C. Hydro, with the aid of drawings, explained the B.C. Hydro's position and, in general, the need for a sub-station site at this location.

UNFINISHED BUSINESS (Contd)

1. (ii) De Cosmos Village Housing Co-operative.
(Sale of City-owned Land)

Council noted a letter dated April 18, from the De Cosmos Village Housing Co-operative and the Chairman of the Park Place Strata Council, requesting Council to postpone any agreement with the B.C. Hydro until residents of the area have had a chance to review plans for this land and communicate their views to the City. It was suggested that this be done through the medium of the Advisory Planning Committee recently organized for areas E & F of Champlain Heights.

MOVED by Ald. Marzari

THAT this whole matter be referred for discussion with the Champlain Heights Advisory Planning Committee, and the Civic Design Panel, for comments, following which the matter be reported back to Council in one month's time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari

THAT the communication from the De Cosmos Village Housing Co-operative be received.

- CARRIED UNANIMOUSLY.

It was agreed to defer consideration of the following Unfinished Business Items, pending the hearing of delegations this evening.

2. Housekeeping Unit,
4157 West 14th Avenue.
 3. Retention of Accessory Building,
2405 West 7th Avenue.
 4. Dominion and New Dodson Hotels.

- ## **5. Special Review - Preliminary Budget Estimates (Lane Oiling Programme)**

City Council, on April 23, 1974, when considering a clause of the Finance Committee from its report dated April 18, on the subject of Lane-Oiling Programme, deferred consideration until this meeting. After further discussion it was -

MOVED by Ald. Linnell

THAT the entire costs of oiling lanes be a charge against the abutting property owners.

- LOST

(Ald. Bowers, Harcourt, Marzari, Massey, Pendakur,
Rankin, Volrich and the Mayor voted against
the Motion)

(No further action was necessary with respect to this clause, as it was advised that the funds for a lane-oiling programme have been included in the Engineering Department budget.)

COMMUNICATIONS OR PETITIONS.

1. Retirement of M.M. Harrell,
Chief License Inspector and
Business Tax Collector.

The Council noted a letter from the Chief License Inspector and Business Tax Collector, Mr. M.M. Harrell, informing Council of his retirement effective June 1st 1974.

MOVED by Ald. Volrich

THAT Council express its appreciation to Mr. Harrell for his dedicated service to the City and wish him well in his years of retirement.

- CARRIED UNANIMOUSLY.

- 2. Appointment of Revising Judge:
Voters List Court of Revision for 1974.**

Council noted a letter from the City Clerk dated April 22, 1974, as follows:

" Mr. R. S. Thorpe, Barrister, has been the Revising Judge of the Court of Revision re Voters' List for the past several years, and is prepared to serve again for the 1974 Voters' List at the rate of \$40.00 an hour.

In 1972, Mr. Thorpe was paid \$400.00 for ten hours of Sittings.

I would recommend that Mr. Thorpe be appointed accordingly for the 1974 Voters' List Court of Revision at the rate of \$40.00 an hour whilst carrying out duties as Revising Judge for this Court. "

MOVED by Ald. Pendakur

THAT the foregoing recommendation of the City Clerk
be approved.

- CARRIED UNANIMOUSLY.

3. British Columbia Hospitals' Association
Grant Request.

MOVED by Ald. Marzari

THAT no action be taken with respect to the letter from British Columbia Hospitals' Association dated April 4, 1974, requesting a grant to assist in defraying the cost of a banquet during their National Conference which will be held in Vancouver on June 5th to 7th.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS.

BOARD OF ADMINISTRATION
GENERAL REPORT, April 26, 1974.

Works and Utility Matters (April 26, 1974)

The Council considered this report which contains two clauses, identified as follows:

C1. 1. Contract 732-C.

C1. 2. Local Improvements on the 'Initiative Principle'.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

Works & Utility Matters, (April 26, 1974) (Contd)

The Council took the following action:

Contract 732-C

MOVED by Ald. Pendakur

THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Local Improvements on the 'Initiative Principle'

MOVED by Ald. Bowers

That this clause be approved, with the exception of those local improvement paving projects in the Stanley Park Neighbourhood.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MOVED by Ald. Bowers

THAT the local improvement paving projects in the Stanley Park Neighbourhood be approved.

- CARRIED BY THE REQUIRED
MAJORITY.

(Ald. Marzari voted against the Motion)

Social Service & Health Matters (April 26, 1974)

The Council considered this report which contains three clauses, identified as follows:

- C1. 1. Request for Extension of Time - Participation
in Trial of New Polio Vaccine.
 - C1. 2. Continental Hotel.
 - C1. 3. West District Office Furnishings - 3998 Main Street.

The Council took the following action:

MOVED by Ald. Rankin

THAT the recommendations of the Board of Administration contained in Clauses 1 and 3 of this report be approved.

- CARRIED UNANIMOUSLY.

Continental Hotel.

When considering Clause 2, the Board of Administration advised Council that the very approximate estimates were prepared about 6 months ago and that vacant possession of the building will not be until October 31st, 1974. In view of the very rapidly escalating building and furnishing costs during this period, it is likely that the renovation costs will exceed the estimates.

The Board further advised that this proposal be based on Housing 90 single people. The economics of financing could be improved by housing some married couples in the larger rooms and Council may wish to have this matter investigated further for discussion with the Department of Human Resources.

MOVED by Ald. Rankin

THAT the recommendation contained in this Clause be approved, after adding a recommendation (h) as follows:

"That discussions be held between the Department of Human Resources and the Board of Administration on the economics of having some married couples occupying the larger rooms in the building."

- CARRIED UNANIMOUSLY.

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BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

Building & Planning Matters, (April 26, 1974)

The Council considered this report which contains three clauses, identified as follows:

- C1.1. Processing Development Permit Applications -
Vancouver General Hospital.
 - C1.2. Strata-Title Application - Conversion of Premises
at 1509-1533 Harwood Street.
 - C1.3. Allocation of Funds for Printing & Distribution -
Champlain Heights Local Area Planning Program.

Council took the following action:

Processing Development Permit Applications -
Vancouver General Hospital.

MOVED by Ald. Harcourt,
That this Clause be received for information.

- CARRIED UNANIMOUSLY.

Strata-Title Application -Conversion of Premises
at 1509 - 1533 Harwood Street.

MOVED by Ald. Bowers

THAT the application of Carros Investments Ltd., under the Strata Titles Act re new Apartment Development at 1509-1533 Harwood Street, be approved, subject to application of relevant By-laws.

- CARRIED

(Ald. Rankin voted against the Motion)

Allocation of Funds for Printing and Distribution-
Champlain Heights Local Area Planning Programme.

MOVED by Ald. Marzari,

That the recommendation of the Board of Administration contained in this Clause, be approved.

- CARRIED UNANIMOUSLY.

Licenses and Claims Matters (April 26, 1974)

Analysis of Request from Taxi Industry for Fare Increase and Further with regard to Analysis of the Value of Taxi Licenses.

MOVED by Ald. Volrich

THAT the following recommendation of the Board of Administration contained in this Clause be approved.

" I therefore recommend that Council authorize the Board of Administration to contact two or three of the major consulting firms with a view to receiving proposals and prices for the above mentioned study, for report back to Council and provision of funds." - CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur.

THAT the second recommendation in this Clause be approved after amendment, as follows:-

" In the meantime, I would recommend that the Vehicles for Hire Board consider an interim rate increase to the fare structure based on 50% or 75% of the increase now requested by the industry. The interim increase is a purely arbitrary one, as was the last increase, and the amount could be the subject of further debate by the Vehicles for Hire Board.

* On the understanding the Vehicles for Hire Board will report back to Council with its recommendations."

- CARRIED

(Ald. Marzari voted against the Motion)

* Underlining denotes amendment.

Finance Matters (April 26, 1974)

The Council considered this report which contains six clauses, identified as follows:

- C1. 1. City's Borrowing Needs - 1974.
 - C1. 2. Engineering Assistant I, Materials Branch - Creation of Permanent Position.
 - C1. 3. City Costs related to P.N.E. Activities.
 - C1. 4. Additional Part-time Dental Hygienist and Dental Assistant I - Jericho Hill School Programme.
 - C1. 5. "Step '74" Student Summer Employment - Third Report.
 - C1. 6. Tender Awards.

The Council took the following action:

City's Borrowing Needs - 1974.

MOVED by Ald. Bowers

THAT Clause 1 be approved in principle, after changing the text in the fourth paragraph, Page 2, to read - "... consultation with the Mayor and/or Chairman of the Finance and Administration Committee or, if not available, their respective Deputies"

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt

THAT the recommendations of the Board of Administration contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY.

"STEP '74" Student Summer Employment - Third Report.

MOVED by Ald. Bowers

THAT the "STEP '74" project re Social Planning Department be authorized and, therefore, the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Tender Awards.

MOVED by Ald. Bowers

THAT this Clause of the report be received for information.

- CARRIED UNANIMOUSLY.

Personnel Matters (April 26, 1974)

The Council considered this report which contains two clauses, identified as follows:

- C1. 1. Stenographer Training (Shorthand)
C1. 2. Travel Expenses and Authorities - Staff and Officials.

Stenographer Training (Shorthand)

MOVED by Ald. Marzari

THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Travel Expenses and Authorities - Staff and Officials.

MOVED by Ald. Harcourt

THAT the Travel Expenses Budget be increased by \$5,000 and the Board of Administration be granted authority to approve travel of officials and staff outside of the Lower Mainland and Vancouver Island in place of the present Council-required approval.

- CARRIED

(Ald. Rankin voted against the Motion)

Property Matters (April 26, 1974)

The Council considered this report which contains nine clauses, identified as follows:-

- C1. 1. Transfer of 5.6 acres of Strip Parks in Champlain Heights to the Care and Custody of the Parks Board.
 - C1. 2. Lease - V.M. Dafoe Machine Shop Ltd.,
Portion of W $\frac{1}{2}$ of Easterly 66' of D, North of
Lots 1-6, Block 1, D.L. 182, Front Rogers Street End.
 - C1. 3. National Harbours Board, Lease of 8,936 Square Feet Adjoining Stanley Park.
 - C1. 4. Acquisition of Property for Street Widening,
Portions of Lots A & 4, of the S.W. $\frac{1}{4}$ of Block 17,
District Lot 50; and of Lot 9, N.W. $\frac{1}{4}$ of Block 17,
District Lot 50.
E/S of Kerr Street, Between 43rd and 45th Aves.
 - C1. 5. Rental Review - Lot C, Block 270, D.L. 526
S/S 5th Avenue, Between Fir and Granville Streets.
 - C1. 6. Additional Space - Welfare Department Management and Accounting Groups 2006 West 10th Avenue.
 - C1. 7. Acquisition of Replotting, Lots 15 & 16, Block 2,
S.E. $\frac{1}{4}$ S.Ptn of Section 27, T.H.S.L. 1249 Boundary Road.
 - C1. 8. Lease of Lot 5, Block 48, D.L. 182 and Lots 1 to 6
Subdivision 48 Block F W $\frac{1}{2}$, D/L. 182.
 - C1. 9. Demolitions.

MOVED by Ald. Linnell

THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 4, 5, 6, 7 & 8 of this report be approved and Clause 9 received for information.

- CARRIED UNANIMOUSLY.

National Harbours Board
Lease of 8,936 Square Feet Adjoining Stanley Park.

MOVED by Ald. Pendakur

THAT Clause 3 be referred to the Waterfront Committee for consideration and report.

- CARRIED UNANIMOUSLY.

(During consideration of the foregoing reports
Alderman Hardwick arrived at the Meeting.)

B. DEPARTMENT GENERAL
REPORT, April 26, 1974.

Works & Utility Matters (April 26, 1974.)

The Council considered this Report which contains two clauses, identified as follows:

- C1..1. 15th Avenue - Commercial Drive to Victoria
Drive, Pavement Width.
 - C1. 2. Purchase of Additional Trucks and Heavy Equipment..

MOVED by Ald. Pendakur

THAT the recommendations of the City Engineer contained in Clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY.

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BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

Building and Planning Matters (April 26, 1974)

The Council considered this report which contains eight Clauses, identified as follows:

- C1.1. Rezoning Application: Southeast corner of 1st Avenue and Garden Drive, Lots D, E, F, G, Block 141, D.L. 264A.
- C1.2. Rezoning Application: Northwest corner of East 22nd Avenue and Slocan Street, Lot 18, Block F Sec. 45, T.H.S.L., Plan 11660.
- C1.3. Rezoning Application: Northeast Corner of Marine Drive and Main Street, Portion of Lot 'M', Block 3 D.L. 313 (formerly Lots 45 and 46, Block 3, D.L.313)
- C1.4. Rezoning Application: South side Ferndale between Victoria and Semlin, Lot 15 except W. 33', Block 48 D.L. 264A.
- C1.5. Rezoning Application: Northeast corner of Oak Street and 17th Avenue, Lot 33, Block 496, D.L.472. Plan 1618.
- C1.6. Development Permit Application No. 64998, 3250 McDonald Street.
- C1.7. Development Permit Application No. 65094, 3290 East Broadway.
- C1.8. Hodson Manor - 1417 West 8th Avenue, Lot 14, Block 311 D.L. 526.

Council took the following action:

MOVED by Ald. Rankin

THAT the recommendations of the Director of Planning contained in Clauses 1 - 5, referring the re-zoning applications to a Public Hearing, be approved.

AND FURTHER THAT the recommendations of the Director of Planning contained in Clauses 6, 7 and 8 be approved.

- CARRIED.

(Ald Pendakur voted against Clause 3 re North-East corner of Marine Drive and Main Street.)

Fire and Traffic Matters (April 26, 1974)

Bus Route Changes.

MOVED by Ald. Hardwick

THAT the recommendations of the City Engineer contained in this report be approved.

- CARRIED UNANIMOUSLY.

C. Special Report of Social Planning Department, April 24, 1974.

Civic Grant Request (\$57,500)
Community Development.

MOVED by Ald. Hardwick

THAT consideration of this matter be deferred, pending further explanation from the Director of Social Planning later this day, during the hearing of delegations.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (contd)

- D. Report of Standing Committee on Social Services. (April 18, 1974)

The Council considered this report which contains three Clauses, identified as follows:

- C1.1. Spring Street Project.
 - C1.2. Family Division Committee of the Family and Juvenile Court.
 - C1.3. Orchard Park Housing Project.

Council took action as follows:

MOVED by Ald. Rankin

THAT Clause 1 of this report be received for information,

THAT the proposals for the consideration of the Provincial Government as contained in Clause 2, be received for information,

THAT the recommendation contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY.

- E. Report of Standing Committee on
Civic and Community Development (April 18, 1974)

Planning Department Staffing and Budget.

MOVED by Ald. Hardwick

THAT the recommendations of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY.

- F. Report of Standing Committee on
Housing, (April 23, 1974)

Council considered this report which contains four clauses, identified as follows:

- C1.1. Management Function - Downtown East Side Area
 - C1.2. Specialty Housing..
 - C1.3. 1976-80 Five Year Plan.
 - C1.4. Adanac Site.

Council took the following action:

MOVED by Ald. Harcourt

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved, and Clause 3 be received for information.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick

THAT Clause 4 be received for information after amending the resolution to read as follows:

"That this matter be referred to the *Adanac/Charles
Planning Committee, and the City of Vancouver
Planning Department for report back to the Standing
Committee on Housing."

- CARRIED UNANIMOUSLY.

* Underlining denotes amendment.

Regular Council Meeting, April 30, 1974. 10.

Freedom of the City - Earle Gordon Adams.

At this point in the proceedings, Council recognized former Alderman Earle Gordon Adams, who was granted the Freedom of the City of Vancouver. The Mayor presented Mr. Adams with the Freeman's Badge, Parking Plaque and a copy of the Formal Resolution of Council. Mr. Adams responded accordingly, following which Mrs Adams was presented with a corsage.

* * * * *

Council recessed at 3.40 p.m. and, after an 'In Camera' meeting in the Mayor's Office, re-convened in Open Council in No.1. Committee Room.

The Council reconvened at approximately 5:50 p.m. in the No. 1 Committee Room, third floor, City Hall with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell,
Marzari, Massey, Rankin and Volrich.

ABSENT: Alderman Gibson
Alderman Pendakur

REPORT REFERENCE

Design Concepts: Phase One - Area Six
False Creek Development Project

Mr. E. D. Sutcliffe, Development Consultant, False Creek, reviewed presentations made to Council by the three Design Teams on April 23, 1974, with respect to development of City-owned lands from Ash Street to Alder Street. Mr. Sutcliffe reviewed the design concept and implementation procedure of each proposal, following which Mr. E. Roffey, False Creek Team, reported on the development economics of the three design concepts (copy of the remarks are on file).

The Development Consultant concluded with the following recommendations:

- " 1. The Development Group enter into discussions with the Province and CMHC in the following areas:
 - (a) to have the Province amend the Strata Titles Act to allow for condominiums on land leased by the City,
 - (b) to have the Province extend the 4% lease rate for co-ops to land leased by the City,
 - (c) to have the Province purchase co-op shares to provide rental accommodation to low income households,
 - (d) to get CMHC to raise the limit on Assisted Home Ownership mortgages and to generally lower the interest rate for co-operative housing,
 - (e) to get CMHC and the Province to consider innovative financing arrangements such as ballooning mortgages tied to control of resale,
 - (f) to have CMHC consider a development assistance grant.
 - 2. The Development Group in conjunction with the Finance and Law Departments study
 - (a) methods of ballooning lease rates and controlling speculative profit in the development process and in the resale of units,
 - (b) the various management/implementation techniques described by the design teams, including a development commission and a federation of cooperatives, a management contract, a development corporation, and others."

MOVED by Ald. Massey,

MOVED by Mr. Nassey,
THAT the report reference of the False Creek Development Consultant be received and that the recommendations quoted above be approved.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 6:55 p.m. to reconvene in the Council Chamber at 7:30 p.m.

The Council reconvened at approximately 7:30 p.m. in the Council Chamber with Mayor Phillips in the Chair and the same members present with the addition of Alderman Pendakur.

DELEGATIONS AND UNFINISHED BUSINESS

Housekeeping Unit:
4157 West 14th Avenue

Council on April 9, 1974, deferred consideration of a report from the Director of Permits and Licenses dated April 5, 1974, concerning a housekeeping unit at 4157 West 14th Avenue, pending the hearing of a delegation.

Mrs. C. Razzell, on behalf of a number of neighbours in the area, filed a brief containing 11 signatures protesting the illegal suite at 4157 West 14th Avenue, and siting a number of complaints caused by the occupants of the suite.

The City's Hardship Committee had recommended that enforcement action be withheld for a period of one year under the Hardship Policy.

MOVED by Ald. Linnell,

THAT the recommendation of the Hardship Committee in respect of the housekeeping unit at 4157 West 14th Avenue, be not approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT the Department of Permits and Licenses be instructed to make periodic checks on these premises to determine that the appropriate by-law in respect of the number of persons permitted in this dwelling is being upheld, with particular attention being paid to the complaints listed by the neighbours.

- CARRIED UNANIMOUSLY

Dominion and New Dodson Hotels

Council on March 12, 1974, when considering a progress report from the Chief Constable dated February 21, 1974, requested the operators of the Dominion Hotel Public House and the New Dodson Hotel Public House to appear before Council to show just cause why their Public House Licenses should not be cancelled or suspended.

Council this day took the following action in connection with both hotels:

(a) Dominion Hotel

Mr. T.C. Marshall, Counsel for the proprietors of the Dominion Hotel Public House, gave details of the present operation of the Hotel indicating the steps that have been taken to correct problems which had been stated in the Chief Constable's report of February 21st.

Inspector Lake of the Police Department advised Council that the operation had improved and was acceptable at this time and had been over the past two months.

The Council noted a letter from the Liquor Administration Branch of the Department of the Attorney-General advising that the Hotel's Public House License had been suspended from February 20th to 27th, 1974, for unsatisfactory operation.

MOVED by Ald. Bowers,

THAT, by reason of the comments from the Police Department this day and the previous suspension by the Liquor Administration Branch, no further action be taken at this time with respect to the suspension or cancellation of the Dominion Hotel's Public House License.

- CARRIED UNANIMOUSLY

cont'd....

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Dominion and New Dodson
Hotels (continued)

(b) New Dodson Hotel

Mr. R.W. Brewer, Counsel for the proprietors of the New Dodson Hotel Public House, spoke with respect to the improvements that had been carried out recently at the Hotel to correct certain problems.

Inspector Lake of the Police Department advised that there had been a satisfactory improvement in the operation of the Hotel the last two months which was acceptable to the Police Department at the present time.

The Council noted a letter from the Liquor Administration Branch of the Department of the Attorney-General advising that the Hotel's Public House License had been suspended from February 20th to 27th, 1974, for unsatisfactory operation.

MOVED by Ald. Volrich,

THAT, by reason of the comments from the Police Department this day and the previous suspension by the Liquor Administration Branch, no further action be taken at this time with respect to the suspension or cancellation of the New Dodson's Public House License.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

THAT the communication from the Liquor Administration Branch dated April 18, 1974, be received.

- CARRIED UNANIMOUSLY

Inspector Lake advised that the Police Department will be submitting a further report on hotels in the Skid Road area in approximately four months' time.

Retention of Accessory Building
2405 West 7th Avenue

Council on April 23, 1974, deferred consideration of a Board of Administration report dated April 19, 1974, regarding the retention of an accessory building at 2405 West 7th Avenue pending the hearing of a delegation.

Mr. Zerbinos appeared before Council this day, filed a brief and answered questions with respect to the garage which had been rebuilt along the property line without a building permit and in contravention of the Zoning and Development By-law.

It was noted in the report that a charge had been laid against Mr. Zerbinos and the matter had been adjourned by the Courts.

MOVED by Ald. Rankin,

THAT Council request the City Prosecutor to enter a Stay of Proceedings with respect to this matter and civic officials concerned take no action with respect to this accessory building at this time.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Civic Grant Request:
Community Development

Council considered the following report of the Director of Social Planning dated April 24, 1974, concerning a Civic grant request from the Neighbourhood Services Association Community Development Unit:

"On Thursday, April 11th, 1974, the Director of Social Planning forwarded the civic grant request of the Neighbourhood Services Association Community Development Unit to the Standing Committees of Council on Finance and Social Services without recommendation including a brief comment as follows:

"The Director of Social Planning places the grant request for Community Development Services from Neighbourhood Services Association before the Committees for consideration, and without recommendation.

In 1973, the Department recommended no increase in the grant to Community Development Services. Council increased the recommended grant from \$35,000 to \$45,000, (as requested by NSA).

To date in 1974, community development grants to Downtown East-side Residents Association (\$14,250), a coalition of groups in Strathcona (\$13,200), Fraserview Killarney Area Council (\$4,500) have been approved by Vancouver City Council, totalling \$31,950. In the grant to the DERA, the Social Planning departmental recommendation was rejected, and in the Strathcona proposal, the department was not consulted.

With one or two notable exceptions, the Social Planning Department disagrees with the present role and performance of NSA Community Development Department staff. We both have responsibilities to encourage citizens to participate in the decision making process for the purpose of improving conditions in their neighbourhoods. Our respective attitudes towards this responsibility, including our modus operandi, are in conflict. Our roles should be complementary; but are not. Further, our responsibility for judging their grant request has added to the conflict. In view of these issues, the Social Planning Department wishes the Committees and Council to judge on the merits of the grant request from the NSA Community Development Department."

The combined amount of funds requested of, and already approved by the City specifically for Community Development Services is \$84,950. Of that amount, \$27,450 has already been approved and is to be administered by NSA and the \$57,500 grant request maintains the present level of service already being given to citizen groups. The total anticipated 1974 budget is \$216,550. (See attached).

The Committees on Finance and Social Services resolved to "refer the matter of funding of NSA Community Development workers to the Director of Social Planning for assessment and report to Council in two weeks, this report to be on a programmed budget basis."

The activities of community development staff are not costed on a program budget basis. United Community Services is performing a program budget review of the Community Development Unit, the results of which will be available in September 1974.

However, it is the opinion of the Director of Social Planning that the funding of community development is not only a matter of reviewing, on a program budget basis, the activities of the NSA Community Development Unit. Such a review must address five additional critical questions:

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Civic Grant Request: Community Development (continued)

- (1) When do communities and/or citizen groups require assistance?
 - (2) What forms of assistance do citizen groups require?
 - (3) Where do City staff responsibilities and independent organizers' responsibilities begin?
 - (4) Where and how do the responsibilities and activities differ?
 - (5) What forms of assistance and funds are reasonable responsibilities of City Government for local community assistance towards self-betterment?

The answers to these questions will provide a reasonable set of guidelines for future funding assistance to communities and citizen groups.

Therefore, the Director of Social Planning recommends that:

- (1) With officials from the Department of Human Resources and United Community Services, the Director of Social Planning meet with the NSA Community Development Board and staff and citizens groups to address the above matters and report back to the Standing Committees of Council on Finance, Community Development and Social Services on or before June 15th, 1974, with his findings and recommendations.
 - (2) Vancouver City Council approve a civic grant of \$38,340 (two-thirds of the requested \$57,500) for NSA Community Development staff services to cover the period January 1st to August 31st, 1974."

Ms. C. Walters representing the Organization, filed a brief and spoke in support of the grant request. A number of other delegations supporting the grant also addressed Council and a number of documents relating to the subject matter were circulated. The Director of Social Planning also spoke in explanation of the matter.

MOVED by Ald. Pendakur,

THAT the recommendations of the Director of Social Planning contained in his report be approved, except that a grant of \$57,500 be approved subject to cost-sharing under C.A.P.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bowers, Hardwick, Linnell and Mayor Phillips voted against the motion)

MOVED by Ald. Bowers,

THAT the recommendations of the Director of Social Planning be approved after amendment as follows:

- "(1) With officials from the Department of Human Resources and United Community Services, the Director of Social Planning and the Chairman or Vice-Chairman of the Community Development Committee chair the meeting with the NSA Community Development Board and staff and citizens groups to address the above matters and report back to the Standing Committees of Council on Finance, Community Development and Social Services on or before June 15th, 1974, with findings and recommendations.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Civic Grant Request: Community Development (continued)

- (2) Vancouver City Council approve a civic grant of \$38,340 (two-thirds of the requested \$57,500) for NSA Community Development staff services to cover the period January 1st to August 31st, 1974, subject to the usual cost-sharing under C.A.P."

- CARRIED

(Alderman Hardwick voted against the motion)

(underlining indicates amendment)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Part Report of Standing Committee
on Social Services, April 25, 1974

Council agreed to consider a report of the Standing Committee on Social Services dated April 25, 1974, which had been circulated this day containing one clause on the matter of the Lee Building - 175 East Broadway.

MOVED by Ald. Rankin,

THAT WHEREAS the tenants of the Lee Building have received legal notice of rent increase from H.A. Roberts Ltd., agents for the owner Steve Katsafanas;

AND WHEREAS the owners have terminated the services of the agents as of April 3, 1974;

AND WHEREAS the owners since that time by coercion etc., have forced the tenants to pay rent increases at the end of April through totally illegal notices;

THEREFORE BE IT RESOLVED THAT Council instruct the owners to abide by the Landlord and Tenant Act regarding proper notice of rent increases and not to evict tenants resisting illegal rent increases;

AND THAT failing which he is to show cause why his license should not be revoked.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the City Inspectors be instructed to observe the premises of 175 East Broadway to see what repairs need to be made to bring the building up to standard, and report back.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Pendakur,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Park Board Plans for Major Buildings

On April 23, 1974, Alderman Hardwick gave notice of the following motion seconded by Alderman Linnell:

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Park Board present plans for major buildings both to Council or a designated committee of Council and the Board of Administration before any project goes to tender.

- CARRIED UNANIMOUSLY

2. Amendment to Section 27 (b)(iii) of the Municipal Superannuation Act

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,

THAT WHEREAS Section 27 of the Municipal Superannuation Act states in part:

"27(b) the Trustees shall not make any investment except

- (i) in the debentures or other securities of, or guaranteed by, Canada, or any province of Canada; and
 - (ii) in the capital stock of any corporation; and
 - (iii) in the debentures or other securities of the Municipal Finance Authority of British Columbia,

AND WHEREAS the City of Vancouver, which does not market its debentures through the Municipal Finance Authority, would also appreciate the opportunity of selling its debentures to the Municipal Superannuation Fund;

THEREFORE BE IT RESOLVED THAT this Council request the Minister of Finance to introduce legislation to amend the Act by adding to Section 27 (b)(iii) the words "or of the City of Vancouver".

- CARRIED UNANIMOUSLY

3. City's Borrowing Needs: 1974

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,

THAT WHEREAS pursuant to Sections 236, 242 and 245 of the Vancouver Charter, the Council has the authority to contract debts by the borrowing of money for various projects including those set forth on Schedule "A" hereto;

AND WHEREAS the Council of the City of Vancouver deems it desirable and expedient to proceed with the aforesaid projects and to contract debts and borrow money by the issue of debentures in the respective principal amounts and for the respective objects more particularly set forth in Schedule "A" hereto;

AND WHEREAS in view of the high rates of interest prevailing in the bond market and the unpredictability of funds being available at acceptable interest rates, it is necessary and desirable that the City be able to accept offers of money at acceptable rates as quickly as possible;

cont'd....

Regular Council, April 30, 1974 18

MOTIONS (cont'd)

City's Borrowing Needs:
1974 (continued)

THEREFORE BE IT RESOLVED THAT the City proceed with the projects, or any of them, set forth in Schedule "A" and that the Director of Finance be instructed to obtain money in the respective principal amounts for the respective objects set forth in Schedule "A" at an interest rate or rates not exceeding 9% per annum and at a yield or yields to the purchaser not exceeding 9½%;

BE IT FURTHER RESOLVED THAT upon the Director of Finance obtaining money for the aforesaid projects or any of them, debentures in respect thereof forthwith be issued in accordance with the provisions of the Vancouver Charter.

- CARRIED UNANIMOUSLY

(Schedule "A" referred to is
on file in the City Clerk's
Office)

4. Leave of Absence:
Alderman Linnell

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,

THAT Alderman Linnell be granted leave of absence from Council from May 7 - 14, 1974, May 28, 1974, and June 10 - 14, 1974.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 9:50 p.m. to reconvene 'In Camera' in the Mayor's Office.

The foregoing are Minutes of the Regular Council meeting of April 30, 1974, adopted on May 7, 1974.

A. Phillips
MAYOR

L. Henry
DEPUTY CITY CLERK

Board of Administration, April 26, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Contract 732-C

The City Engineer reports as follows:

"Standard General were successful bidders on the paving work associated with this contract. As this contract was awarded late in the paving season last year, the Contractor who installed the curbs (Capital City Ltd.) did not finish his work and thus Standard General could not carry out their contract. In the interim, the oil crisis adversely affected the supply and cost of fuels and asphalt. This Contractor was advised by letter that as the matter was beyond the control of the City and the Contractor, the firm could apply to cancel the contract.

After examining the matter, the Contractor advised that he would like to cancel the projects under last year's contract. He is, however, low bidder on similar paving work for this year and would do the work as an extension to this contract, (No. 741). Our Law Department advises that this would be in order, subject to Council's approval.

The cost of the uncompleted 1973 paving work amounts to approximately \$200,000 in 1974 dollars. This amount is available in the established 1973 appropriations covering paving work.

I RECOMMEND that the remaining obligations of Standard General under Contract 732-C be cancelled and assumed under Contract 741. (A list of the streets affected is on file in the City Engineer's Office)."

Your Board RECOMMENDS that the foregoing be approved.

2. Local Improvements on the
'Initiative Principle'

FIRST STEP

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects shown on the attached schedule dated April 26, 1974, are advanced to Council on the 'Initiative Principle'.

Light Standard Projects

The City has encouraged the installation of street lighting for the safety of pedestrians and motorists and as a deterrent to crime. As a result less than 5 percent of the City's streets are without street lights. The initiative principle provides the most convenient method for the property owners on the remaining streets to obtain street lighting.

The following two projects involve traffic considerations:

(a) Burrard Street, from Beach Avenue to approximately 300 feet north is being advanced to encourage pedestrians to use this street to walk safely at night to the new Vancouver Aquatic Centre.

(b) 4th Avenue from Blanca Street to Trimble Street is being advanced because the present lighting is inadequate for the traffic needs. This lighting, which is suspended from Hydro poles, was installed at the City's expense 22 years ago. New street lights were recently installed, together with a pedestrian signal, at the 4th and Trimble intersection because of complaints by residents. The local improvement charge to abutting owners on this street would be the same as that payable by owners in similar zoning throughout the City.

Special Light Standard Projects

These projects are being advanced as special post top lights to match similar lighting in their areas.

cont'd....

Board of Administration, April 26, 1974 (WORKS - 2)

Clause No. 2 continued

Lane Lighting Projects

On September 19, 1973 Council recommended that these projects be advanced on the initiative principle. Projects in this group have been reported by the Police Department as requiring special attention.

Pavement and Curbs (Local Residential)

The project on Adanac Street is being initiated on instructions of Council following the Court of Revision on November 29, 1973, when Council required the Engineer to advance a longer project on Adanac Street than was then being petitioned.

The project on 59th Avenue is being initiated as the best way to overcome drainage problems which have been the subject of complaints by residents in the area.

Stanley Park Neighbourhood Local Improvement

This project is advanced under the 'Stanley Park Neighbourhood, West End, Local Improvement Procedure By-law' approved by Council on April 23, 1974.

The City's share of the various types of improvements is available, as follows:

Lighting Projects	- 1974 Street Lighting Capital Budget
Paving Projects	- 1974 Streets Capital Budget
Stanley Park Neighbourhood	- 1974 Streets Capital Budget

All subject to Council's approval of these budgets."

SECOND STEP

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated April 26, 1974.

The estimated total cost of these improvements is \$1,561,087 and the City's share of the cost is \$635,216.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to Council's approval of the 1974 Streets and Street Lighting Capital Budgets."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Reports on file in the City Clerk's office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- (c) The Court of Revision for projects listed in the attached schedule dated April 26, 1974 be held at 7:30 p.m. on Thursday, July 11th, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 276

Board of Administration, April 26, 1974 (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATIONS

1. Request for Extension of Time - Participation in Trial of New Polio Vaccine

The Medical Health Officer reports as follows:

"On December 5, 1972, Council approved a report of the Board of Administration, Social Service and Health matters, dated December 1, 1972, authorizing the Health Department to participate in a Trial of a New Polio Vaccine.

On August 28, 1973, Council approved the recommendation of the Board of Administration and the Medical Health Officer dated August 24, 1973, to continue the trial to its completion date at approximately March 31, 1974.

The vaccine trial programme which required 300 cases for participation has reached its objectives and will be complete by approximately May 6, 1974. Because of the success of the new polio trial project in Vancouver, Connaught Medical Research Laboratories have asked the City of Vancouver Health Department to continue the project for an additional 150 cases. The time schedule estimated for this additional case study is seven months. We feel it would be beneficial to request authorization to December 31, 1974.

The Connaught Medical Research Laboratories have agreed in writing to accept the additional expenses necessary to complete this project. A summary of the revised estimates accepted by the Connaught Medical Research Laboratories is as follows:

	Budgeted Jan.-Mar./74	Additional Apr.-Dec./74	Difference
Salaries (3356/501)			
Public Health Nurse	\$ 2,547.00	\$ 7,641.00	\$ 5,094.00
Clerk-Driver (Clk Typist II)	680.00	2,422.00	1,742.00
Fringe Benefits (3356/505)	310.00	1,183.00	873.00
Travel (3356/507)	300.00	700.00	400.00
Supplies & Materials (3356/510)	350.00	1,080.00	730.00
Administrative Services (3356/512)	419.00	1,322.00	903.00
TOTAL	\$ 4,606.00	\$14,348.00	\$ 9,742.00

The Medical Health Officer recommends that approval be given to extend the participation of the Health Department in the Trial of a New Polio Vaccine to December 31, 1974, on the understanding that all expenses are fully recoverable from the Connaught Medical Research Laboratories."

Your Board RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

2. Continental Hotel

The Standing Committee of Council on Social Services at its meeting held on December 18, 1973 considered the future use of the Continental Hotel, now used as a hostel for girls under a management contract with YWCA.

The Committee considered the Continental Hotel being renovated for use as accommodation for older persons (sixty and up) with operation by a non-profit organization.

Subsequently, on January 9, 1974 the Chairman of the Committee sent the following letter to the Minister of Human Resources:

" 'Continental Hotel'

Further to yesterday's discussion, subject to agreement by City Council, the use of the "Continental Hotel" is to be changed. The agreement with the Y.W.C.A. will have to be terminated in accordance with the agreement between the

Board of Administration, April 26, 1974 (SOCIALS - 2)

Clause #2 continued:

City and the Y.W.C.A. by giving 6 months notice, effective February 1, 1974.

The building will be converted for use as a residence for a maximum of 90 older people for which purpose additional repairs to the structure and heating system must be carried out, furniture supplied, and a sprinkler system and other fire safety measures carried out in accordance with the report of the Fire Warden.

It has been estimated that this additional capital expenditure will be at least \$200,000. Final cost will be subject to a tender call.

Financing Proposal

The City will advance a capital sum sufficient to carry out the renovations and supply furniture and will add it to the unamortized balance of approximately \$275,000 now outstanding. The whole sum then to be amortized over the balance of the original amortization period (approximately 7 years remain from April 1974) with interest at 8½%. The rental of \$700 per month plus taxes to continue.

The residents to be charged \$65 per month rent and \$50 per month for food.

The cost per person based on full occupancy of 90 occupants is \$303 per month, less recovery for food and rent, leaves a net subsidy of \$188 per month. After amortization has been completed this subsidy will reduce by approximately \$82 per month per person to a net of \$106 per month.

The annual costs are:

General Operating and Admin.	\$154,500
Food Service	64,800
Amortization, rent, etc.	70,500
Amortization, new furnishing, renovation	<u>37,900</u>
	\$327,700
<u>Less:</u> Revenue \$115 per person per month	<u>124,200</u>
<u>Annual Subsidy</u>	<u>\$203,500</u>
 <u>Less</u> amortization cost completed after 7 years	 88,300
Annual Subsidy after April 1981	<u>\$115,200</u>

Operating

It is proposed that the operation be carried out under the control of the Property & Insurance Department of the City in the same manner as the Oppenheimer Lodge and that a non-profit society be responsible for selection of tenants and program operation.

All monthly operating costs, including amortization, etc. less revenues, will be paid by the City and billed to the Provincial Department of Human Resources for reimbursement."

The Minister replied on January 14, 1974 as follows:

"I refer to our meeting in your office on Tuesday, January 8, 1974, and your telex on January 9, regarding the agreement reached at the meeting in connection with the proposal to operate the Continental Hotel as an older persons home.

Board of Administration, April 26, 1974 (SOCIALS - 3)

Clause #3 continued:

I agree that the operation be carried out under the control of the Property and Insurance Department of the city in the same manner as the Oppenheimer Lodge and that a non profit society be responsible for selection of tenants and program operation. Also that all monthly operating costs, including amortization, et cetera, less revenues, be paid by the city and billed to the provincial Department of Human Resources for reimbursement on the usual sharing basis.

I foresee problems in connection with the charging for maintenance. The charge is reasonable for the individual in receipt of \$140.00 per month Social Allowance but for the person having an income from Mincome of \$213.00 per month the subsidy is too extreme.

I would like further discussion regarding the food and room charge."

Since that date there have been a number of discussions and meetings as a result of which the Minister of Human Resources sent the following letter on April 3, 1974:

"I refer to our various discussions and meetings regarding the Continental Hotel-Bridge "Y" and this confirms my conversation with you March 28, 1974, when it was agreed that we would participate in the usual way in funding the YWCA for a hostel for up to 40 girls. The hostel is merely to provide accommodation and food. It will not provide extra services, such as social services or counselling services.

This will also confirm my request to you that the City give notice to the YWCA of termination of occupancy of the Continental Hotel-Bridge "Y", and confirm my statement that the province will participate in renovation costs for the Continental Hotel in order to bring it into use for aged persons, an estimate of cost to be presented to me prior to work being undertaken.

I know that you plan to contact Sheila McDiarmid regarding practicability of program for the Continental Hotel when it is occupied by senior citizens and that she will confer with your people who will be examining the building for renovation and as to whether or not hot plates and/or small cooking units of some type can be installed on certain floors or in certain rooms.

I hope that planning and renovations can be completed by September 1, 1974, for occupancy by aged persons.

I would like to take this opportunity of thanking you for your kind cooperation in our endeavours to utilize all facilities for the maximum benefit of the persons concerned."

Recommendations.

Your Board RECOMMENDS that:

- (a) The YWCA be given notice of termination immediately with termination of occupancy and management, effective on October 31, 1974.
- (b) Funding arrangements of the unamortized balance of approximately \$250,000 now outstanding and further renovation costs be

Board of Administration, April 26, 1974 (SOCIALS - 4)

Clause #2 continued:

reconfirmed with the Minister of Human Resources by your Board.

- (c) An architect be retained to prepare drawings and tender forms for the additional renovations and furnishings necessary, at a fee of approximately \$27,000 including electrical and heating Consultants' fees (this fee is based on the anticipation of renovation expenditures of approximately \$200,000). The source of funds for renovation to be provided from Supplementary Capital Budget and \$27,000 fees be specifically provided for in 1974 Supplementary Capital Budget.
- (d) The architect submit tenders to your Board for approval of the Minister of Human Resources.
- (e) Your Board report to Council on costs and financing arrangements agreed with the Minister prior to undertaking actual renovations.
- (f) The Director of Social Planning review with the Department of Human Resources the appointment of a non-profit society for program operation and
- (g) Your Board review the proposed scale of monthly charges for rent and food service payable by the residents.

3. West District Office Furnishings -- 3998 Main Street

The Medical Health Officer reports as follows:

"City Council at its meeting of November 27, 1973 received a report recommending purchase of property at 3998 Main Street then under construction.

The report noted: 'Your Board is unable to give firm estimates covering the cost of interior partitioning and furnishings required ... it seems probable that the employees operating from this location can be supplied with furniture they are using at their present location!'

Health Personnel are to be transferred from several other unit locations where they now share furniture and equipment with staff that will be staying in the existing units. The City Purchasing Agent advises that no suitable furnishing is available from surplus furniture stores.

In consultation with the Assistant Director Construction and Maintenance Division and the Purchasing Agent, a careful review of furnishing needs has been made. It is estimated that to furnish the consulting rooms, clerical office, nurses' area (including V.O.N.), the clinical room and waiting area, the cost will be \$13,500.

In addition a meeting room, lunch room, and employees' lounge, which are areas to be shared with the Department of Human Resources, also require furnishing at an estimated cost of \$3,000 (the shared areas are included in the lease arrangements to be made with the Provincial Department).

Cont'd . . .

Board of Administration, April 26, 1974 (SOCIALS - 5)

Clause #3 continued:

The Comptroller of Accounts advises that if this expenditure is approved, funds will be made available from Contingency Reserve.

The Medical Health Officer recommends that funds in the amount of \$16,500 be approved from Contingency Reserve for the purchase of furnishings required at 3998 Main Street."

Your Board RECOMMENDS that the above recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 241

Board of Administration, April 26, 1974 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

A-4

INFORMATION

1. Processing Development Permit Applications -
Vancouver General Hospital

The Director of Planning reports as follows:

"Dr. Key, Acting Executive Director, Vancouver General Hospital, by letter dated March 21, 1974 advises Members of Council of the concern of the Board of Trustees of the Vancouver General Hospital regarding " the lengthy time period required to process permits for the development of certain Hospital facilities. . . .".

Dr. Key makes specific reference to three items:-

1. 795 West 13th Avenue
Development Permit Application No.65106
Request to Erect a One-Storey Surgical
Day Care Building

Development Permit Application No.65106 was filed December 17, 1973 by Donald Erb & Associates, Architects, on behalf of Vancouver General Hospital.

The development permit application was processed by the Planning Department in February. Certain questions required first resolving as to the form of development in relation to the conditions of the existing CD-1 Zoning as approved by City Council at public hearing on June 26, 1969.

A letter of explanation on the proposed development was received March 12, 1974. The application was approved by the Technical Planning Board on March 22, 1974 subject to prior compliance with certain conditions.

The required further information was received April 8, 1974 and the development permit was issued April 17, 1974.

2. 805 West 12th Avenue
Development Permit Application No.65463
Request to Carry Out Minor Exterior and
Interior Structural Alterations and
Additions to the Willow Pavilion Building

Development Permit Application No.65463 was filed January 23, 1974 by the Vancouver General Hospital.

The development permit application was processed by the Planning Department and was approved by the Technical Planning Board March 8, 1974 subject to prior compliance with certain conditions.

The required further information was received March 29, 1974 and the development permit was issued April 17, 1974.

3. Fire Doors - Various Buildings
Building Permit Application No.68377

The Department of Permits and Licences advises that a building permit application was filed February 18, 1974 to install fire doors to six different buildings in the Hospital Complex. The building permit was issued March 20, 1974.

cont'd

Board of Administration, April 26, 1974 (BUILDING - 2)

Clause No.1 continued

I have instructed that processing of the development permit applications for the Vancouver General Hospital be not delayed. However it will be appreciated that the complexity of each application may differ. I note that a development permit application to add a second storey to an existing reproductive research centre at 811 West 10th Avenue was approved by the Technical Planning Board within 33 days from submission of the application in February 1974. The application was filed February 5, 1974; approved by Technical Planning Board subject to prior compliance with certain conditions March 8, 1974; when the required information was received the development permit was issued April 9, 1974. "

Your Board submits the foregoing report for Council's INFORMATION, and note that the new procedure for issuing development permits approved by Council on December 11, 1973, will be subject to review by the Board of Administration in November, 1974.

CONSIDERATION

2. Strata Title Application - Conversion of Premises at
 1509 - 1533 Harwood Street, 4 side-by-side dwelling units,
 Legal: South 56 ft. of Lot 'C', Block 51, D.L. 185
 Owner: Carros Investments Ltd., 6450 McCleery Street,
Vancouver, B. C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the consideration of Strata Titles Applications for the CONVERSION of existing buildings, an application has been received from CARROS INVESTMENTS LTD., for approval of a Strata Plan for an existing one-storey wood-frame building containing four (4) side - by - side dwelling units, erected in 1942.

The applicants state that this building was remodelled and unoccupied when purchased on January 21, 1974.

City records indicate that the previous owners, Monarch Construction Ltd., made application on September 7, 1973 for approval of this four (4) suite conversion and submitted all relevant information before withdrawing their application on December 3, 1973 in view of their intention to dispose of the property.

Under Section 2 (1) of this report - dealing with notice to tenants - it will be necessary to incorporate the statements given by Monarch Construction Ltd. who caused the tenants to vacate the building.

The present owner - applicant has submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B.: See Appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus from the point of view of Council's regulations regarding:

- (a) the true interest on any financing.
- (b) any bonusing of financing.
- (c) details of the management contract and monthly servicing.
- (d) taxes and all other costs

Board of Administration, April 26, 1974 (BUILDING - 3)

Clause No.2 continued

and finds the prospectus states the following:

FINANCING THE STRATA UNITS TO THE PURCHASER

1. The financing of the Units will be on an individual basis, that is the prospective purchasers will apply to the financial institution of their choice for long term financing. The Vendor will direct the prospective purchaser to institutions that have funds available at the time of the sale of the units, but will not personally supply long term financing.
2. Because of the Condominium's excellent location and condition (effective age), the Units will qualify for the long term Lender's current prime interest rate. The prime rate refers to the lowest interest rate that a long term Lender is willing to charge for long term funds. The current long term prime interest rate for residential mortgages is between 10% and 10 1/4%. A long term Lender such as the Royal Trust Company has funds available for the Condominiums at 1509 - 1533 Harwood Street.
3. Provided the purchaser meets the qualifications set out by the Provincial Government, a second mortgage provided by the Provincial Government in the amount of \$2500 at 8 3/4% is available to the purchasers of the Strata Units at 1509 - 1533 Harwood Street.
- 4.. There will be no bonusing involved in the financing of the Condominiums at 1509 - 1533 Harwood Street. The term bonusing refers to the practice of advancing less funds than the principal amount stated on the mortgage. The result of this situation is that the effective interest rate (true interest rate) is greater than that of the stated rate of interest on the mortgage.

MANAGEMENT

The Montreal Trust Company will be used to manage the Units. The cost will be \$8.00 per unit per month or \$32.00 per month for the project.

MAINTENANCE COSTS

The Condominium units are completely self contained with separate heating and power meters. The only common costs anticipated would be management, garden maintenance, water and light exterior maintenance.

The following is a budget for the year for the Common expenditures for the four strata units.

Management	\$384.00
Garden Maintenance	300.00
Water	50.00
Scavenging	75.00
Exterior Maintenance	<u>96.00</u>
	<u>\$900.00</u>
Cost per unit per year	\$225.00
Cost per unit per month	\$ 18.75

TAXES

The taxes cannot be determined until the units are reassessed. Using the 1973 Taxes, a rough approximation would be a tax load of \$500.00 per unit.

cont'd ...

Board of Administration, April 26, 1974 (BUILDING - 4)

Clause No.2 continued

For those who qualify, a homeowner grant in the form of a tax credit is available from the Provincial Government. The amount is \$200.00 for those under 65 years of age and \$250.00 for those over 65 years of age.

TOTAL MONTHLY COSTS

Using the rough estimate for taxes of \$500.00 per unit and the maintenance estimate given, the total monthly costs exclusive of mortgage payments could be:

	Purchaser under 65	Purchaser over 65
Maintenance	\$18.75	\$18.75
Taxes (Net)	25.00	20.83
Total	\$43.75	\$39.58

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

COMMON AREAS

The units are completely self contained with separate front and rear entrances and exits and separate heating sources. The common area of the Strata Corporation would consist of the outside garden area.

There are no off-street parking facilities available or possible on this property.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Neil J. Pelman Associates, Architects, in which he states the above building compares favourably with the quality control standards set by the C.M.H.C., as contained in the Canadian Code for Residential Construction.

Section 2 (1) - Notice to tenants

Copies of notices to vacate these premises, attached to the previous application made by the previous owners - Monarch Construction Ltd., - on September 7, 1973, indicate the following:

- (a) Mrs. Helen Fekete - 15 days notice (April 30 - May 15, 1973) vendor.
- (b) Mr. & Mrs. Gerlinger - 31 days (April 30 - June 1, 1973)
- (c) Mr. & Mrs. Marwiski - 31 days (April 30 - June 1, 1973)
- (d) Mr. & Mrs. Reid - 31 days (April 30 - June 1, 1973)

N.B. Tenants (b), (c), and (d) above accepted in writing the company's offer of rent free accommodation for the month of June and agreed to vacate on or before June 30, 1973.

(City's Strata Title regulations adopted on June 26, 1973)

It was further stated that tenant (a) above, the vendor, had moved out of the premises of her own accord on May 15, 1973 and that the premises had been vacant subsequent to July 1, 1973, when extensive renovations were commenced to upgrade the building.

Board of Administration, April 26, 1974 (BUILDING - 5)

Clause No.2 continued

Section 2 (2) - Reduced occupancy prior to notice to vacate premises

Not applicable in view of notices to vacate referred to above.

Section 2 (3) - Inspection of premises

The City Building Inspector advises that all work required under the Building By-law, and the Plumbing and Gas By-laws, had now been completed."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council.

It is noted that the building is vacant and there are no tenants involved. Council, on February 26, 1974, extended the moratorium on conversions for a period of one year beyond June 26, 1974, with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered.

RECOMMENDATION

3. Allocation of Funds for Printing & Distribution - Champlain Heights Local Area Planning Program

The Director of Planning reports as follows:

"The Champlain Heights Local Area Planning Program, with a Citizens' Planning Advisory Committee was established without funds by Council resolution of December 18th, 1973.

It has been found that the operation of this planning program entails the preparation and distribution of a considerable amount of printed matter: such as weekly minutes of Advisory and Sub-Committee meetings; distribution of consultants' working papers, etc. Information sheets will also be prepared from time to time for distribution to the Killarney-Champlain Heights community and approximately 5,000 copies will be required for each printing.

This is not a major printing and distribution effort, but even so costs of this size were not contemplated when the Department budget was prepared in November and December. The cost of this work for the balance of 1974 is estimated at \$1,685, as indicated below, and if it is to proceed additional funds must be allocated.

Weekly: From Feb. 1 - July 31/74
3 Committee meetings - 45 copies of minutes of each

26 weeks X 3 X 45 X 2.5 sheets each		
= 8775 sheets at 1½¢ each.		\$135.00
Public information sheets		
3 issues 50.00 each	Printing \$150 X 3	450.00
	Postage 3¢ each	450.00
Printing copies of Consultants Reports		
say 150 copies at \$1.00 each		150.00
Printing copies of Consultants "work sheets"		<u>500.00</u>
Estimated Total		\$1,685.00

cont'd

Board of Administration, April 26, 1974 (BUILDING - 6)

Clause No.3 continued

It is therefore recommended that the sum of \$1,685 be allocated from Contingency Reserve to the Planning Department to cover the printing and distribution costs which it is estimated will be incurred in the operation of the Champlain Heights Local Area Planning Program for the balance of 1974."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 248

Board of Administration, April 26, 1974 (LICENSES - 1)

LICENSES AND CLAIMS MATTERSRECOMMENDATION1. Analysis of Request from Taxi Industry
for Fare Increase and Further with regard
to Analysis of the Value of Taxi Licenses

It is quite obvious that for the Vehicles for Hire Board and, in turn Council, to arrive at rational solutions to the present questions before the Vehicles for Hire Board with regard to the request for fare increases and with regard to the question of the City issuing further taxi licenses at some as yet undetermined price, that the Vehicles for Hire Board must have a thorough and comprehensive analysis not only of the financial conditions pertaining in the taxi industry, but also with regard to the operating conditions in the industry.

The financial analysis leading to a rationalization of a proper fare structure is complex and has not really been done before, with the result that we do not have a pattern to follow. The question of what taxi licenses are worth in the hands of an owner or in the hands of the City, if new licenses are to be issued, is an unknown. We are not even certain as to the factors that should properly enter into such a valuation. We definitely do not know why, in the face of the industry's claims regarding high operating costs and low profits, the transfer value of taxi license should be rising at such a precipitant rate. Under normal circumstances persons are not prepared to pay out \$25,000 to \$40,000 for an asset unless that asset has an earning capacity commensurate with the risk. Therefore there are anomalies in this situation which need to be studied and reconciled.

There is further the situation of an apparent shortage of drivers because of inadequate earning rates. There is the whole question of the way the industry is operating in Vancouver, the question of how many additional licenses should be issued considering the length of time since the number of licenses was increased and the changing traffic problems in the City. The operating structures of the various companies, and the multitudinous variation of ownership driver combinations further complicate our review.

It is my opinion that we must review not only the financial side but also the operating side of this industry and in a comprehensive manner that will allow the Vehicles for Hire Board to make the appropriate recommendations to Council for the proper regulation of the industry. Such a comprehensive review would also provide the means of rationalizing future requests for fare increases and meeting future regulatory needs for the taxi industry.

I have discussed this matter with the Director of Finance and he and I recommend that the City hire an outside consulting firm to perform a comprehensive review of the financial and operating sides of the taxi industry in Vancouver to include recommendations regarding fare increases, the value of taxi licenses, the question of regulating the operations of the industry, and in such a manner that the review procedure developed can be utilized in the future.

As such a study requires not only financial but non-financial capabilities it would appear that the best source for consultants would be one of the companies that are offshoots of the major chartered accountants' firms.

cont'd

Board of Administration, April 26, 1974 (LICENSES - 2)

Clause No. 1 (cont'd)

I therefore RECOMMEND that Council authorize the Board of Administration to contact two or three of the major consulting firms with a view to receiving proposals and prices for the above mentioned study, for report back to Council and provision of funds.

When Council was debating the last fare increase I suggested that we employ an economist to advise with respect to the extent of the increase, but no action was taken on this suggestion.

In the meantime, I would RECOMMEND that the Vehicles for Hire Board consider an interim rate increase to the fare structure based on 50% or 75% of the increase now requested by the industry. The interim increase is a purely arbitrary one, as was the last increase, and the amount could be the subject of further debate by the Vehicles for Hire Board.

FOR COUNCIL ACTION SEE PAGE(S) 278

Board of Administration, April 26, 1974 (FINANCE - 1)

FINANCE MATTERSRECOMMENDATION1. City's Borrowing Needs - 1974

Your Board has received the following report from the Director of Finance:

"Council has the authority to borrow, by issuance of debentures, under Five Year Plans approved by the Voters, and for Sewers and Waterworks under the authority of the Charter. Unfinanced borrowing authority exists under the 1966-70 and 1971-75 Five Year Plans. The total unfinanced borrowing authority currently existing, approved by the voters and by Council, is approximately \$39,600,000. It is anticipated that these funds will be borrowed in the years 1974 to 1977 as work progresses under the annual capital budgets approved by Council each year.

Council establishes an annual capital budget each year upon recommendation of the Departments and the Board of Administration. Debenture financing does not follow the capital budget exactly but is based on my assessment of when funds are required as projects approved in the particular capital budget for a year may not start immediately or, particularly in the case of Spring debenture issues, I may anticipate the upcoming capital budget. However, in no event can funds be spent without formal Council approval.

The normal procedure for debenture issues is for I, as Director of Finance, to assess the need for funds at the appropriate time, and prepare a report for Council approval, recommending that we proceed with a debenture issue, usually but not always, by means of public tender. This process tends to take several weeks.

The City's borrowing needs for its regular capital program during 1974 will be on the order of \$16,000,000. In addition to this there will be approximate borrowing on the order of \$10,000,000 from the Federal Government for False Creek development, assuming legislative approval of the appropriate Charter amendments. The \$16,000,000 of borrowing referred to is under the authority of the last two Five Year Plans approved by the voters plus sewer and water borrowing for which Council has authority under the City Charter.

My judgement as to the particular capital categories for which the City will have to borrow during 1974 is shown in column 2 of the following table. Column 1 shows the existing unfinanced borrowing authority.

Table I

	<u>Column 1</u>	<u>Column 2</u>
Streets	\$5,177,207	\$2,500,000
Street Lighting	705,000	400,000
Parks Development	2,049,892	1,000,000
Parks Acquisition	900,000	300,000
Public Open Space	400,000	400,000
Harbour Park	2,000,000	2,000,000
Ice Rinks	2,750,000	1,000,000
Britannia Community Centre	1,600,000	1,600,000
Other Community Service Centres	750,000	300,000
Swimming Pools	460,000	200,000
Libraries	210,000	
Health & Social Service Facilities	910,000	300,000
Housing	500,000	500,000
Sewers	12,897,676	4,400,000
Waterworks	5,692,000	1,100,000
Urban Renewal	2,600,000	
 Totals	 \$39,601,775	 \$16,000,000

If the need arises later in the year I would be recommending changes to Column 2.

cont'd

Board of Administration, April 26, 1974 (FINANCE - 2)

Clause No. 1 (cont'd)

The Canadian bond market, and in fact all of the world bond markets, are in very poor shape from the borrower's point of view and there is every indication that this condition will last at least for the balance of the year and probably during 1975 as well. If the City of Vancouver was to come to the market with a bond issue in Canada at this time, it would cost us approximately 9 3/4% to 10% in interest rate, if the money was available at any price.

Given our borrowing needs and the fact that we cannot delay borrowing on a regular basis, basically regardless of how bad the bond market is, it may be necessary for the City to move quickly as funds become available, rather than going through the normal tendering process.

There is some chance that special funds may turn up, with a significant saving in interest cost, but where action is required within a period of one or two hours at best. This does not allow time for normal Council action and the loss of such funds could represent a large cost to the City.

I am recommending that Council approve the resolution at the end of this report, drafted by the Director of Legal Services, so that the City can take advantage of special circumstances if they arise. The authority would only be used if a real saving would result, and would involve consultation with the Mayor and/or the Chairman of the Finance and Administration Committee. The authority would be limited to the amount of funds shown in Column 2 of the above table (and described for legal purposes in Schedule A attached to this report) and to the project categories indicated, as these might be amended from time to time by Council upon report from myself.

I am currently investigating the desirability and advantages of the City appointing a Fiscal Agency to handle its normal borrowing operations during this probably extended period of a very bad bond market. A report on this will be forthcoming shortly.

I RECOMMEND that Council pass the following resolution.

RESOLUTION

RE CAPITAL BORROWING

WHEREAS pursuant to sections 236, 242 and 245 of the Vancouver Charter the Council has the authority to contract debts by the borrowing of money for various projects including those set forth on Schedule "A" hereto;

AND WHEREAS the Council of the City of Vancouver deems it desirable and expedient to proceed with the aforesaid projects and to contract debts and borrow money by the issue of debentures in the respective principal amounts and for the respective objects more particularly set forth in Schedule "A" hereto;

AND WHEREAS in view of the high rates of interest prevailing in the bond market and the unpredictability of funds being available at acceptable interest rates, it is necessary and desirable that the City be able to accept offers of money at acceptable rates as quickly as possible;

THEREFORE BE IT RESOLVED that the City proceed with the projects, or any of them, set forth in Schedule "A" and that the Director of Finance be instructed to obtain money in the respective principal amounts for the respective objects set forth in Schedule "A" at an interest rate or rates not exceeding 9% per annum, and at a yield or yields to the purchaser not exceeding 9 $\frac{1}{4}$ %;

BE IT FURTHER RESOLVED that upon the Director of Finance obtaining money for the aforesaid projects or any of them, debentures in respect thereof forthwith be issued in accordance with the provisions of the Vancouver Charter.

Dated this day of 1974."

Your Board RECOMMENDS that the above report of the Director of Finance be approved.

Board of Administration, April 26, 1974 (FINANCE - 3)

2. Engineering Assistant I, Materials Branch -
Creation of Permanent Position

The City Engineer reports as follows:

"On January 23, 1973, Council approved a report from the City Engineer which recommended additional control measures on building contractors whose construction activities encroach onto City streets. In addition to authorizing the establishment of two permanent Engineering Technician positions for field examination and control of these building activities, Council authorized two temporary positions for the additional work load anticipated during the initial implementation period.

This system has now been in operation for one year and it has been found necessary to retain one of the temporary Engineering Assistants in order to maintain an adequate level of field inspection. Since the workload is expected to continue at least at its present level, it is felt that this position should be created as a permanent Engineering Assistant I.

Based on 1973 experience, there are approximately 1,000 building sites under inspection by the Engineering Department at any one time. (In the first 3 months of 1974, however, this number has steadily climbed to 1,200 building sites.) Of these, approximately 60% are single-family dwellings, while the remainder are apartments, office buildings, commercial developments, etc. Although fewer in number, these latter building sites demand most of the two inspectors' attention, because of their greater potential for problems related to excavations, trucking activity, muddy streets, disruption of pedestrian traffic, etc.

The two permanent inspectors are each able to visit from 20 to 35 building sites per day. Since complaints are attended to the same day they are received and some of the larger or more troublesome sites require attention every day or two during critical periods of their construction, this means that many sites, and most single family dwellings, are only visited by an inspector once or twice a month. While the larger building sites are being kept under reasonably good control because of the frequency of inspection, the single-family dwellings continue to be a source of many complaints, and it is felt that the current level of inspection provides the minimum acceptable level of service.

In addition to the above, each day there is an average of five preliminary inspections (prior to commencement of construction activity at a site) and approximately two hours of paper work in the office, making out work orders, recording, filing, checking for permits, etc. These latter items have been the full-time duty of a temporary Engineering Assistant I, and since no reduction in this essential work is foreseen, this position should be made permanent. Without the assistance of this Engineering Assistant I, the two inspectors would each have to devote half of their time to preliminary inspections and clerical duties, leaving insufficient time for a minimum level of site inspection and control. (For example, it would not be possible to visit many single-family dwellings even once during construction, and some complaints, messy street conditions and hazards could not be attended to within a couple of days of being brought to our attention.)

The Director of Personnel Services agrees that the above mentioned preliminary inspections and clerical work fall within the scope of an Engineering Assistant I class specification.

Although this position was authorized by Council only for the first year (1973), this temporary employee has been kept on in 1974 in view of the work load. Funds have not been provided in the 1974 Departmental Budget, and if Council approves this permanent position, funds must be provided as follows:

Account No. 8005/602	Salary	\$6,685
Account No. 8005/611	Fringe Benefits	\$735

This position also requires auto allowance, for which funds are already provided in the budget.

It is noted that the report approved by Council in January 1973 on the Control of Building Contractors Operations on City Streets recommended that 'the cost of (the increased) continuing (building site) control measures be charged to developers through inspection and permit fees'.

cont'd

Board of Administration, April 26, 1974 (FINANCE - 4)

Clause No. 2 (cont'd)

The building permit fee structure was revised accordingly, effective September 1, 1973, and if Council approves the creation of this permanent position, the additional cost should be included in the next revision of permit fees.

In view of the foregoing, I RECOMMEND that the temporary Engineering Assistant I position in the Materials Branch, Engineering Department, currently occupied by J. Douglas, be made a permanent position, and that \$7,420 be allocated from the Contingency Reserve Fund for salary and fringe benefits. It is also RECOMMENDED that the Director of Permits and Licenses be instructed to include this cost in any future revision of building permit fees.

This report has been discussed with the Business Manager of the Vancouver Municipal and Regional Employee's Union, who concurs with the above recommendation."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

3. City Costs related to P.N.E. Activities

Your Board has received the following report from the Director of Finance:

"The Engineering Department each year incurs some cost related to the activities of the P.N.E. but which are paid for by the City. Based on 1973 experience, plus provisions for the Grey Cup Parade and Game, the Engineering Department estimates 1974 costs as follows:

1. P.N.E. General	\$2600
2. P.N.E. Parade	2200
3. Stadium Events	1200
4. Coliseum Events	2000
5. Grey Cup Events	2000

It is my opinion that the City should be reimbursed by the P.N.E. for these expenditures, as they occur during 1974, and I would therefore recommend that I be authorized to bill the P.N.E. for the City's actual costs related to the above items in 1974."

Your Board RECOMMENDS approval of the recommendation of the Director of Finance.

4. Additional Part-time Dental Hygienist and Dental Assistant I - Jericho Hill School Programme

The Medical Health Officer reports as follows:

As part of the negotiated service component at Jericho Hill School with the Province of British Columbia, it is necessary to establish positions for Dental Services. This service provides Dental assessment and preventive services to the Student Group enrolled at the School.

On the advice of the Director of Dental Services, City of Vancouver, the staffing should consist of:

	<u>Cost 1974</u>	<u>Annual</u>
	<u>6 months</u>	<u>10 months</u>
One Dental Hygienist (3/5 time @ \$883.00)	\$3,178.80	\$5,298.00
One Dental Assistant I (3/5 time @ \$573.00)	2,062.80	3,438.00
	<hr/>	<hr/>
	\$5,241.60	\$8,736.00
	<hr/>	<hr/>

The cost of the above positions is totally recoverable from the Province of British Columbia for services at Jericho Hill School.

Board of Administration, April 26, 1974 (FINANCE - 5)

Clause No. 4 (cont'd)

Your Medical Health Officer recommends that:

- (a) Two positions for Jericho Hill School be established on 3/5 time
One Dental Hygienist
One Dental Assistant I

The Director of Personnel Services concurs with the classification of these positions. The Business Agent for the V.R.M.E.U. also concurs in this action.

Your Board RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

RECOMMENDATION AND CONSIDERATION

5. "STEP '74" Student Summer Employment - Third Report

The City Engineer reports as follows:

"The Standing Committee on Finance and Administration, on 11 April, considered a group of proposals for projects under STEP '74. Details of one of these were not available at that time and it was not approved:

(38) 'Social Planning - 2'

Details are now available and are attached.

On behalf of the Director of Social Planning, I submit this proposal for the CONSIDERATION of Council.

I RECOMMEND that the Deputy City Engineer be authorized to sign the application form on behalf of the City for the project if approved by Council."

Your Board submits the Project for Council's CONSIDERATION, and if approved, your Board RECOMMENDS that the Deputy City Engineer be authorized to sign the application form on behalf of the City for the project.

INFORMATION

6. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

Decorative Street Lighting Luminaires
1 Only Air or Hydraulic Backhoe Mounted Breaker
Tractor Loaders and Tractor Hoe Loaders
3 Cu. Yd. Street Sweeper 3-Wheel Type
Cast Steel Trench Jacks
One 25-Ton Dozer Compactor
Traffic Signal Equipment
3-Gang Mowing Units
Policemen's and Firemen's Shirts
Oxfords & Boots - Policemen and Firemen
Scotchlite Sheeting

Copies of the details of these tender awards are attached.

Your Board submits the foregoing report for Council's INFORMATION.

Board of Administration, April 26, 1974 (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Stenographer Training (Shorthand)

The Director of Personnel Services reports as follows:

"A serious shortage of stenographic personnel exists in the Lower Mainland and City and civic administration has been hampered by the effect of this shortage.

It has become clear that a program for training our own clerical personnel who wish to upgrade their skills has had to be developed. The proposed program, see attached, has been approved by Mr. R. Ross Business Manager of the Vancouver Municipal & Regional Employees' Union and will be brought to the attention of Department Heads when approved by Council.

In accordance with personnel policy we will give City employees who qualify, first consideration for the proposed training. However, if this does not meet our needs we will consider outside applicants.

My staff have contacted Advance Business College, Duffus School of Business, Pitman Business College, Vancouver City College, and Dave Gordon Systems Ltd., to determine which of these could offer us the best and quickest program of training at least in inconvenience and cost to the City or it's employees.

The organization that has been selected for the training of potential stenographers is Dave Gordon Systems Ltd. at 395 West Broadway.

The advantages of this selection are:

- a) Dave Gordon Systems has a 90% success rate in terms of students starting the program and successfully completing it.
- b) The school is within two blocks of City Hall; thereby enabling attendance without significantly increasing employee transportation difficulties.
- c) The quality of his students is high.
- d) He would arrange programs enabling attendance of five people from 8 - 10 a.m., each weekday; and of five additional people from 4 - 6 p.m. each weekday. This will permit our employees to attend one hour on their own time and one hour on City time without significantly disrupting the work day.

The cost to the City of such training is \$1.00 per hour per student plus \$10.00 for two books, plus one hour's leave of absence with pay per day for the employees attending. The average duration of the training is one and one-half to two months with an attendance of five two-hour sessions per week. Therefore, the total average per student cost of training would be \$70.00 to \$80.00, plus 30 - 40 hours leave of absence with pay. Each employee will contribute their own time equal to that provided by the City. In the case of outside applicants, the training will be done entirely on their own time. Furthermore, they will be required to sign a commitment to pay the full cost of training should they leave the City before they have completed 12 months service.

In view of the benefits to be derived by the City from such a program, I recommend that money be appropriated as necessary from Appropriation 7090/933 - Administrative & Technical Courses, All Departments for the purpose of permitting selected employees and outside applicants to undertake stenographic training at Dave Gordon Systems Ltd., 395 West Broadway, Vancouver 10, B.C."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

Board of Administration, April 26, 1974 (PERSONNEL - 2)

CONSIDERATION

2. Travel Expenses and Authorities - Staff and Officials

Your Board has received the following report from the Director of Finance, resulting from a meeting of the Department Heads with the Mayor.

"The present structure of travel authority for staff and officials is as follows:

- 1) Department Heads have the authority to approve travel for themselves and staff on any City business in the Lower Mainland and Victoria,
- 2) Travel outside of the Lower Mainland and Vancouver Island on City business requires a report to Council and approval by Council,
- 3) Roster conferences and the associated costs are approved in the budget each year and for this travel, authority rests in the budget and does not require further Council action,
- 4) Expenditures for the roster conferences of a number of departments are built into those departmental budgets, however, there is a single account to which all travel expenses for all civic officials on City business, plus roster conference expenses for the Board of Administration, Finance Department, Personnel Services Department, Law Department and City Clerk's Office, are charged. These expenses for the last 6 years are as follows:

1968	\$ 6,264
1969	10,310
1970	10,870
1971	11,155
1972	8,918
1973	13,542

This provides Council with an indication of the approximate level of travel expenses.

During a regular meeting of the Mayor with the Senior Department Heads discussion arose regarding the desirability of changing the existing policy with respect to travel outside of the Lower Mainland and Vancouver Island. It was felt by the meeting that there should be some degree of expanded travel by department heads and senior staff for specific purposes, but nevertheless subject to proper control. It was felt that an appropriate approval could rest with the Board of Administration and thus avoid the necessity of Council dealing with a number of miscellaneous travel requests each year.

The Board of Administration could deal satisfactorily with the travel requests presently submitted through the Board to Council, and with some degree of expanded travel for worthwhile purposes.

It is therefore submitted for Council CONSIDERATION the concept of increasing the travel expenses budget by \$5,000 and give the Board of Administration authority to approve travel of officials and staff outside of the Lower Mainland and Vancouver Island in place of the present Council required approval."

Your Board submits the above report of the Director of Finance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 274

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Board of Administration, April 26, 1974(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Transfer of 5.6 Acres of Strip Parks in Champlain Heights
to the Care and Custody of the Parks Board

The Supervisor of Property and Insurance reports as follows:

"In accordance with Council's Resolution of October 26, 1971, the Director of Finance was to include allocations from the 1971-1975 Capital Plan for Council approval in the 1972 basic capital budget for the acquisition of strip parks in Champlain Heights in the amount of \$308,000.00.

The \$308,000.00 has now been charged to the Parks Board and the Supervisor of Property and Insurance

RECOMMENDS that the 5.6 acres of strip parks situated in Champlain Heights be turned over to the care, custody and control of the Parks Board."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Lease - V.M. Dafoe Machine Shop Ltd.
Portion of W½ of Easterly 66' of D, North of Lots 1-6,
 Block 1, D.L. 182
 Fronting Rogers Street End

The Supervisor of Property and Insurance reports as follows:-

"That portion of W½ of Easterly 66' of D, North of Lots 1 - 6, Block 1 District Lot 182, measuring approximately 33' x 380', is leased to V.M. Dafoe Machine Shop Ltd. for 20 years, from January 1, 1969, at a rental of \$1,341.29 per annum, plus taxes, subject to the rental being reviewed on January 1, 1974 and every five years thereafter.

The lease document sets out an area comprising 6,000 square feet of upland and 3,090 square feet of water. However, inspection indicates that the area of water actually being used by the lessee is approximately 12,045 square feet, or 8,955 square feet more than is covered by the agreement.

Negotiations with the lessee have resulted in his agreement to pay a rental for the next five-year period, of \$2,700 per annum, plus taxes, as of January 1, 1974, with the lessee being responsible for all repairs and outgoings; the lease to be amended to include the additional area being used by the lessee.

The Supervisor of Property & Insurance is of the opinion that the proposed rent represents market rental value for the area in use. It is therefore,

RECOMMENDED

First; that the rent for the period January 1, 1974 to December 31, 1978 be \$2,700 per annum, plus taxes as if levied.

Second; that the lease be amended to incorporate the additional water utilised, such amendment to be satisfactory to the Director of Legal Services."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

Board of Administration, April 26, 1974(PROPERTIES - 2)

3. National Harbours Board
Lease of 8,936 Square Feet Adjoining Stanley Park

The Supervisor of Property and Insurance reports as follows:-

"On January 15, 1974, Council had before it for information a report of the Board of Administration which advised that the City had exercised its option to renew the lease from the National Harbours Board of 8,936 square feet adjoining Stanley Park. The report stated the area was sub-leased to the Vancouver Yacht Club and Council resolved that the Park Board be requested to report on the boat sheds in view of the feeling that they are not attractive and this report be made to Council before any renewal lease arrangements are entered into.

After discussions with the Park Board, it was determined that this area was originally leased to accommodate a building purchased by the Park Board from the War Assets Corporation, and later used by 'The Theatre Under The Stars'. The building has since been demolished, and the Park Board advise that as they no longer require the area in question, they recommend the lease be not renewed. This area has never been sub-leased to the Royal Vancouver Yacht Club, which holds its own lease from the National Harbours Board. It is therefore,

RECOMMENDED

That the City advise the National Harbours Board that it does not wish to renew the lease of the 8,936 square feet adjoining Stanley Park".

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

4. Acquisition of Property for Street Widening
 Portions of Lots A & 4, of the S.W. $\frac{1}{4}$ of Block 17,
 District Lot 50; and of Lot 9, N.W. $\frac{1}{4}$ of Block 17,
 District Lot 50.
E/S of Kerr Street, Between 43rd & 45th Aves.

The Supervisor of Property and Insurance reports as follows:-

"The City Engineer has received a request to pave Kerr Street between 43rd and 45th Avenues. The width of Kerr Street is planned to be 66 feet. However, adjacent to three lots, Kerr Street is only 52 feet wide and it would be necessary to acquire the 14-foot strips to complete widening of the street prior to any street improvements.

The owners of the above-mentioned properties, (Lots A & 4 of the S.W. $\frac{1}{4}$ of Block 17, D.L. 50, and Lot 9, N.W. $\frac{1}{4}$ of Block 17, D.L. 50), have been contacted regarding the acquisition of the necessary widening strips. Following negotiations, the owners have agreed to convey the required strips to the City on the following basis:-

(a) Lots A & 4 of the S.W. $\frac{1}{4}$ of Block 17, D.L. 50
 -- 5946 Kerr Street

1. Loss of Land - (Westerly 14' + As shown on Plan M/N LF 6802),
 - 1,498 square feet ----- \$ 2,996.00
2. City to replace the existing fence on Lot 4 to the new property line -- Estimated Cost - \$ 350.00

(b) Lot 9, N.W. $\frac{1}{4}$ of Block 17, D.L. 50
 -- 5890 Kerr Street

1. Loss of Land - (Westerly 14' ± As shown on Plan M/N LF 6803),
 - 462.5 square feet ----- \$ 925.00

Board of Administration, April 26, 1974(PROPERTIES - 3)

Clause 4 Cont'd

The City Engineer concurs with the acquisition of the widening strips on the foregoing basis and confirms that funds for this acquisition are available in the 1973 Streets Capital Budget Account No. 148/7916, Miscellaneous Projects -- Unallocated.

RECOMMENDATION:

That the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

5. Rental Review - Lot B, Block 270, D. L. 526
S/S 5th Avenue, Between Fir and Granville Streets

The Supervisor of Property and Insurance reports as follows:

"Lot B, Block 270, D.L. 526, is presently leased to Price Holdings Limited for a 21 year term, May 1, 1954 to April 30, 1975, at a rental of \$1,260.00 per annum, plus all taxes as if levied. The property is utilized for a building material storage yard and some parking.

The rental is subject to review as of May 1, 1974, and Price Holdings Limited have agreed to a new rental of \$2,940.00 per annum plus all taxes as if levied. The Supervisor of Property and Insurance is of the opinion that this sum represents fair market rental value and it is therefore

RECOMMENDED

That the rental for the period May 1, 1974, to April 30, 1975, be set at \$2,940.00 per annum plus all taxes as if levied."

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be approved.

6. Additional Space -- Welfare Department Management
and Accounting Groups 2006 West 10th Avenue

The Supervisor of Property and Insurance reports as follows:-

"City Council on June 12th, 1973, approved the recommendations of the Administrative Analyst in a report dated June 8th, 1973, authorizing the Supervisor of Property and Insurance to lease area for a five year period to accommodate the above Welfare Department Offices, (Management & Accounting Groups), at 2006 West 10th Avenue.

Accordingly, a satisfactory lease was executed for 7,854 square feet at the above premises effective August 1st, 1973, for a period of five years, with an option to renew for a further five years.

By letter dated March 22nd, 1974, (addressed to Mr. R. K. Butler, Assistant Executive Director of Community Services), Mr. Everett L. Northup, Associate Deputy Minister of the Provincial Department of Human Resources, has confirmed the renting of additional space at this location and requested this office to carry out lease negotiations on behalf of the Provincial Government for the balance of the second floor at 2006 West 10th Avenue amounting to 4,200 square feet.

Negotiations have resulted in the agent for the owner agreeing to lease this area under the same terms and conditions as apply to the existing lease.

Board of Administration, April 26, 1974 (PROPERTIES - 4)

Clause 6 Cont'd

The Director of Legal Services has advised that this additional space can be incorporated into the existing document or the existing lease can be cancelled and a new document executed.

RECOMMENDATION:

1. That the Supervisor of Property and Insurance be authorized to lease the balance of the second floor of 2006 West 10th Avenue at the same rental rate, terms and conditions as apply to the existing lease, such lease to ultimately be assigned to the Provincial Government;
2. That the Director of Legal Services prepare the necessary document to incorporate the additional 4,200 square feet into the existing lease."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

7. Acquisition for Replotting
Lots 15 & 16, Block 2, S.E. $\frac{1}{4}$ S. Ptn. of Section 27,
T. H. S. L.
1249 Boundary Road

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 2, Property Matters, January 4, 1974, confirmed by Council on January 8, 1974, authorizing the Supervisor of Property and Insurance to consider a possible partial exchange of a portion of City-owned Lot B, Block 113, Sections 28 & 29, T.H.S.L., for the above property, (Lots 15 & 16, Block 2, S.E. $\frac{1}{4}$ S. Ptn. of Section 27, T.H.S.L.). It is noted that this is the only privately-owned property in the block bounded by Boundary Road, Charles, Kootenay, and William Streets.

These premises comprise a single-storey non-basement frame dwelling with a perimeter area of 653 square feet, erected in 1922 on a lot 33' x 98.9', plus an additional lot 33' x 98.9', both zoned C-1. The dwelling contains 4 rooms, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior, and is heated by an automatic gas-fired furnace. The dwelling is only in fair condition.

Negotiations with the owners are continuing on the basis of Council's resolution, however, no agreement has been reached.

As this property is now listed for sale on the open market, and is the only privately-owned property in Block 2, S.E. $\frac{1}{4}$, S. Ptn. of Section 27, T.H.S.L., it is recommended that the Supervisor of Property and Insurance be authorized to acquire these lands at this time.

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to negotiate the acquisition of the property legally described as Lots 15 & 16, Block 2, S.E. $\frac{1}{4}$, S. Ptn. Section 27, T.H.S.L. and known as 1249 Boundary Road."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

Board of Administration, April 26, 1974 (PROPERTIES - 5)

8. Lease of Lot 5, Block 48, D.L. 182 and Lots 1 to 6 Subdivision 48 Block F W $\frac{1}{2}$, D.L. 182

The Supervisor of Property & Insurance reports as follows:-

"Bowell McLean Motor Co. Ltd. are leasing City property north of 6th Avenue west of Laurel Street for storage and servicing of autos. They have been notified to vacate this property by July 1st, 1974 as it is required for False Creek Development. They have been endeavouring to locate other buildings for their service operation and have now made arrangements to lease buildings in the 1300 Block Glen Drive. There is insufficient storage space at this site and they have requested a 10 year lease on the above property for storage purposes.

The property they wish to lease has no access and will require some fill to bring it up to grade and is completely isolated by railway tracks. The area is basically triangular in shape and is situated between the "Y" track of the Burlington Northern and Canadian National Railway tracks on the north, south and west. To the east, it is bounded by the Burlington Northern tracks which connect the False Creek Flats with Burrard Inlet.

Glen Drive is opened to a point immediately north of the "Y" track. From this point south, the road is dedicated but not open. To obtain access to the above lots, the company has made application to the Burlington Northern Railway for a private crossing on Glen Drive.

If permission is obtained for the crossing, it may take some time to have the crossing installed and it is proposed that the effective date for commencement of the lease will be when the crossing is completed and the fill on the lots is substantially complete.

The lessee will have to pay for the crossing and it appears may also have to install gates at the crossing in addition to levelling and surfacing of the area.

In view of these expenditures, it is,

RECOMMENDED:

1. That Lot 5, Block 48 D.L. 182 and Lots 1 to 6 Subdivision 48 Block F W $\frac{1}{2}$, D.L. 182, be leased for a period of 10 years subject to Bowell McLean Motor Co. obtaining permission to install a crossing over the railway tracks;
2. The initial 2 years of the lease for the sum of \$9,555.00 per year plus taxes as if levied and the next 3 years for the sum of \$12,738.00 per year plus taxes as if levied. Payments to be made on a monthly basis with a 5 year review to apply from the date of commencement;
3. The lease to be drawn to the satisfaction of the Director of Legal Services."

Your Board

RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be approved.

Board of Administration, April 26, 1974 (PROPERTIES - 6)

INFORMATION

9. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
936 McLean Drive S. $\frac{1}{2}$ of N. $\frac{1}{2}$ of Sub. 10-12, Blk 25, D.L. 264A	Britannia Community Services Centre	Phillip Blackall	\$ 820.00	5830/428
Weigh Scales, 1255 Main Street Ptn. of Lot 33, D.L. 2037	B/Ad. Finance Matters of Sept. 7/73 - Item 5 -	Paul Bulych	\$ 695.00	4812/75
	Adopted by Council Sept. 11/73			
2316 Prince Edward St. Lot A Ex. N. 63.25', Blk. W. $\frac{1}{2}$ 104, Sub. B & C, D.L. 264A	Park Site No. 10	Johnston & McKinnon Demolitions Limited	\$3,750.00	4189/
421 East 8th Avenue Pcl G, Blk 104, D.L. 264A	Park Site No. 10	John Bulych	\$1,345.00	4189/
2314 Prince Edward St. Lot F, Block 104, D.L. 264A	Park Site No. 10	George Muys	\$ 845.00	4189/

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 286

Department Report, April 26, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. 15th Avenue - Commercial Drive to Victoria Drive, Pavement Width

The City Engineer reports as follows:

"Alderman Rankin requested a report on the proposed pavement width for 15th Avenue between Commercial Drive and Victoria Drive because of a concern raised by the residents about pavement width. The local improvement petition form sent to residents stated that the proposed width was to be 36 feet from Commercial Drive to the lane east and 27 feet from the lane east of Commercial Drive to Victoria Drive. The residents want the pavement width to be **'not less than 33 feet'**.

This report outlines the current conditions on 15th Avenue, discusses the philosophy of pavement widths in general and recommends a pavement width for 15th Avenue.

Current Conditions

15th Avenue is classified a local residential street in the City street system and has a strip pavement approximately 30 feet wide from Commercial Drive to Findlay Street and a spray cap surface approximately 18 feet wide from Findlay Street to Victoria Drive. The immediate area is zoned RT-1 (two family dwellings). Approximately three-quarters of the properties on the south side of 15th Avenue are double fronting 15th Avenue and 16th Avenue. The properties on the north side of 15th Avenue have lane access and a number of properties have garages off the lane. The physical layout is shown on the attached sketch. This section of 15th Avenue extends from Commercial Drive to the lane east of Victoria Drive.

Pavement Widths in General

The determination of pavement widths on residential streets must take into consideration the overall concept of the City's transportation system. The pavement width standard for local streets (27 feet) has been developed with the objective of limiting such a street to use by local traffic and not encouraging through traffic. The attached report (submitted to Council in 1966) sets out in detail the philosophy behind this standard residential pavement width in the City. Unusual conditions do result in modifications to the standard; for example, when a local street intersects an arterial street that has other than residential use (commercial, etc.) a wider width (36 feet) is established on the local street for a short length back from the arterial to accommodate the additional parking and circulation that takes place.

Pavement Width Recommended for 15th Avenue

Our review of 15th Avenue found no conditions relative to the standard residential pavement width philosophy described above that indicated a wider the lane east. However, because of the existing physical development of the street (pavement and gravel shoulders 36 to 40 feet wide) and the concern expressed by the local residents, our earlier recommendation has been revised to a 32 foot pavement for the block from Commercial to Findlay instead of the 36 foot - 27 foot combination. The block from Findlay to Victoria has no unusual characteristics justifying a change from our established policy.

Accordingly, it is RECOMMENDED that the pavement width for 15th Avenue from Commercial to Victoria be 32 feet from Commercial to Findlay and 27 feet from Findlay to Victoria."

(Copy of the sketch of 15th Avenue - Commercial Drive to Victoria Drive and the Board of Administration report of July 18, 1966 is attached for information.)

Department Report, April 26, 1974 (WORKS - 2)

2. Purchase of Additional Trucks
and Heavy Equipment (P.A.T.H.E.)

The City Engineer reports as follows:

"The expanded sewer program being carried out by the Engineering Department has resulted in an increased use of heavy equipment. The present City fleet of equipment is not adequate to meet these needs, and hired equipment has been used extensively to meet the sewer program requirements. A review of the 1973 hired equipment rentals and operating hours shows that it would be more economical for the City to purchase the following equipment immediately:

Belt Feeder/Conveyor System	\$ 8,000
One Tractor Hoe Loader	35,000
One Mobile Hydraulic Crane	60,000
One Large Hydraulic Backhoe on Tracks	<u>110,000</u>
Total	<u>\$ 213,000</u>

The Belt Feeder/Conveyor System is a custom design system to be used in conjunction with the Tractor Backhoe to load 9-yard dump trucks when digging sewer trenches in narrow back lanes. The proposal will speed up the limiting operation (excavation) and permit greater productivity. An increase in crew productivity of only about 1/10% will pay the annual cost of this proposal.

Purchase of the heavy equipment items would eliminate hiring and because the hiring costs are greater than ownership costs, purchase of this equipment will provide direct annual savings (including 8% interest on capital) as follows:

Tractor Hoe Loader	\$ 1,300/year
Hydraulic Crane	10,000/year
Hydraulic Backhoe on Tracks	<u>18,000/year</u>
Total	\$ 29,300/year

In the Sanitation Branch, additional equipment is also required as follows:

Three new electric carts	\$ 12,000
One machine is required for night shift to provide the more elaborate service required in Gastown and Chinatown. Two machines are required on the day shift to provide more coverage for major streets (Knight Street) and new shopping malls (54th and Kerr). Increased traffic congestion (West End diversion) and upgraded shopping areas (e.g., Kerrisdale) create difficulties which multiply because of increasing density of illegally parked vehicles.	
One street sweeper	\$ 21,000
An additional mechanical street sweeper is required for sweeping the additional miles of curbed pavement constructed in the past few years. When Knight Street is completed in 1974, a total of 14 lane miles of pavement will have been added for Knight Street alone. In residential areas during the four years of 1970 to 1973, close to 100 curb miles of pavement were constructed. In order to maintain a reasonable standard of service on residential paved streets, 12 cleanings per year is the minimum that will maintain the standard, with increased activity needed during the leaf removal season. The present fleet of six sweepers is not sufficient to do the work required.	

The total cost of this additional equipment is \$246,000. These particular items of heavy equipment were originally submitted as part of the Department's 1974 Supplemental Budget. During Budget review, the Budget Review Committee recommended that these items be financed from the P.A.T.H.E. reserve, subject to Council approval. This proposal does not affect the mill rate.

cont'd....

Department Report, April 26, 1974 (WORKS - 3)

Clause No. 2 continued

In addition to the equipment listed above, there is a need to purchase further trucks and equipment to reduce the high annual rental costs and provide the most economical truck and equipment costs for the City. With the expanded capital programs, particularly in sewers, in the past two years the annual costs of rental have increased from \$200,000 in 1971 to \$600,000 in 1972 and \$1,000,000 in 1973. A study of hiring versus ownership of trucks and equipment in 1971 indicated an economical City fleet size. A detailed study is now being undertaken to determine the additional trucks and equipment that would be economical for the City to own, and will take a number of months to complete. However, a preliminary review indicates that a minimum of \$400,000 should be established for further truck and equipment purchases to avoid delays in final purchase and delivery. This and the \$246,000 items that were in the revenue budget will reduce the annual rental costs to approximately \$600,000. When the current study of hiring versus ownership is completed later this year, the details of type and quantity of trucks and equipment to be purchased with the \$400,000 will be reported to Council for approval and allocation of funds.

In reviewing the question of financing this additional equipment, we have examined the Truck and Equipment Replacement Reserves. These reserves accumulate funds for replacement of trucks and equipment. Since the entire fleet never requires replacement at the same point in time, these reserves can reach the point where they contain enough funds to finance the purchase of additional units. This has been done several times in the past. After reviewing long-term projections of cash requirements, we have concluded that \$646,000 can be transferred from the Truck and Equipment Replacement Reserves to the reserve for Purchase of Additional Trucks and Heavy Equipment (P.A.T.H.E.). The Director of Finance concurs with this proposal.

Accordingly, it is RECOMMENDED:

- (a) that \$646,000 be transferred from the Truck and Equipment Replacement Reserves to the reserve for Purchase of Additional Trucks and Heavy Equipment (P.A.T.H.E.);
- (b) that funds be allocated from P.A.T.H.E. and accounts be set up for the purchase of additional equipment as follows:

Belt Feeder/Conveyor System	\$ 8,000
One Tractor Hoe Loader	\$ 35,000
One Mobile Hydraulic Crane	\$ 60,000
One Large Hydraulic Backhoe on Tracks	\$110,000
Three New Electric Carts	\$ 12,000
One Street Sweeper	\$ 21,000
Total	<u>\$246,000 "</u>

FOR COUNCIL ACTION SEE PAGE(S) 286

Departmental Report, April 26, 1974 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Rezoning Application: Southeast corner of 1st Avenue and Garden Drive, Lots D, E, F, G, Block 141, D.L. 264A

The Director of Planning reports as follows:

"An application has been received from Leung Chun Kwong and Leong Fuell Chew, 6088 Fremlin Street, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above described property be rezoned from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District for the purpose of the 'development of town housing'.

Description of Site

The subject property is located at the S/E corner of 1st Avenue and Garden Drive. The site is comprised of 4 lots with a frontage of 33 feet each and a depth of approximately 110 feet. The property south of the lane behind 1st Avenue, north of 1st Avenue and west of Garden Drive is zoned RS-1 One Family Dwelling District and developed with single family dwellings.

The remaining property on 1st Avenue between Garden Drive and Nanaimo Street is zoned C-1 Commercial and developed with a gasoline service station. Both sides of Nanaimo Street from Graveley to 2nd Avenue are zoned C-1 Commercial and contain 2 additional gasoline service stations, 2 store buildings, and the remaining land is developed with dwelling units or vacant.

There is approximately a six foot grade rise running west to east and approximately a two foot grade rise north to south.

Proposal Description

The architect's drawings, prepared by W. Tong, and forming part of the application, marked 'received by the City Planning Department, August 24, 1973' indicate a structure two storeys and cellar in height with nine carports adjacent to the lane with a covered walkway connecting them to the main building.

The structure maintains a twenty-two foot set-back from 1st Avenue and a thirty-four foot set-back from the back of the principal structure to the rear property line. A side yard of seven feet four inches is provided on the east side and ten feet on the west side.

The Architect's plan indicates the structure is divided into nine dwelling units of approximately 1300 square feet each for a total floor space ratio of .82 excluding areas used for parking, heating, laundry and ancillary storage.

Analysis

In reviewing this application consideration was given to its location, surrounding development and topography. It was agreed that a small, well-designed townhouse development would be acceptable in this particular location.

Recommendation

It is recommended that the application to rezone the subject lands from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 By-law restricting the development as follows:

Departmental Report, April 26, 1974 (BUILDING - 2)

Clause No.1 continued

- (a) Uses - townhouses and uses customarily accessory thereto including underground parking.
- (b) Floor Space Ratio - not to exceed 0.60. In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:
 - (i) areas of floors used for off-street parking and heating or uses which, in the opinion of the Director of Planning, are similar to the foregoing and where such floors are below the lowest building grade
 - (ii) balconies, canopies, sun decks, and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.
- (c) Height - not to exceed two storeys and cellar nor 25 feet measured from the curb level established by the City Engineer at any given point along 1st Avenue.

And subject also to the following:

- (1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, provision and treatment of open space, landscaping, suitable refuse container area, adequate set-backs (similar to the RM-1 District Schedule requirements).
- (2) Off-street parking to be provided underground at a ratio of one parking space for every 725 squarefeet of gross floor area of all floors of the building.
- (3) That Lots D, E, F, G, Block 141, D.L. 264A be consolidated into one legal parcel and so registered in the Land Registry Office prior to issuance of a development permit.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting of February 8, 1974, recommended that the application be approved.

On February 22, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

cont'd

Departmental Report, April 26, 1974 (BUILDING - 3)

2. Rezoning Application: Northwest corner of East 22nd Avenue and Slocan Street, Lot 18, Block F, Sec. 45, T.H.S.L., Plan 11660

The Director of Planning reports as follows:

"An application has been received from J. Konrad, 3259 E. 48th Avenue, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above described property be rezoned from C-1 Commercial District to RS-1 One Family Dwelling District for the purpose of 'building two single family dwellings'.

The subject property is currently zoned C-1 Commercial as is the northeast corner of Slocan and 22nd which is developed with an older grocery store. The surrounding area is developed with single family dwellings with the exception of one non-conforming grocery store at Penticton and 22nd.

The general area has numerous C-1 Commercial zoned properties such as on Slocan immediately north of Vanness, at Renfrew and 22nd and on Nanaimo between 21st and 20th. There is, therefore, more than ample C-1 zoned land to serve the day-to-day needs of the residents within walking distance of the subject property.

Application was made on November 13, 1973, to construct two single family dwellings on the subject property as conditional uses in the C-1 Commercial zone. The Technical Planning Board has granted approval to construct single family dwellings on the site subject to:

- (a) the subdivision of the lot must be first approved and registered in the Land Registry Office to the satisfaction of the Director of Planning
- (b) a letter is to be first submitted by the applicant to the satisfaction of the Director of Planning confirming that the applicant wishes his application for rezoning to RS-1 One Family Dwelling District to proceed.

Condition (b) to be met on or before December 31st, 1973.

With respect to Condition (a) the Subdivision Approving Officer has granted preliminary approval of the subdivision into two lots.

With respect to Condition (b) a letter was received on December 19, 1973, confirming the desire for rezoning and the application under consideration attests to this.

The permits for the two single family dwellings have been issued and the dwellings are currently under construction.

It is recommended that the application to rezone the subject lands from C-1 Commercial District to RS-1 One Family Dwelling District be approved.

The Technical Planning Board at its meeting of February 8, 1974, recommended that the application be approved.

On February 22, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

Departmental Report, April 26, 1974 (BUILDING - 4)

3. Rezoning Application: Northeast corner of Marine Drive and Main Street, Portion of Lot 'M', Block 3, D.L. 313 (formerly Lots 45 & 46, Block 3, D.L. 313)

The Director of Planning reports as follows:

"An application has been received from Mr. A.R. Cooper, of Texaco Canada Limited, requesting an amendment to the Zoning and Development By-law, whereby the above-described property be rezoned from an RS-1 One-Family Dwelling District to a C-1 Commercial District for the purpose 'to demolish existing buildings and erect thereon a self-service service station'.

History

An application was made on June 14, 1971, by Mr. A.R. Cooper, Texaco Canada Limited, to rezone Lots 45 and 46, Blk.3, D.L.313 from RS-1 One Family Dwelling District to C-1 Commercial District. This property has since been consolidated with amended Lot 6, Block 3, D.L.313 and is now legally described as Lot "M", Block 3, D.L.313.

The purpose of the rezoning application was 'to demolish existing buildings, consolidate the property, and erect thereon a modern, 2-bay "community" type service station.'

The Technical Planning Board, on November 5, 1971, recommended that the application be approved, subject to prior compliance by the owners with conditions regarding consolidation and the detailed scheme subject to approval by the Technical Planning Board within 180 days.

At a Public Hearing held on February 10, 1972, Vancouver City Council approved the rezoning application from Texaco Canada Limited, subject to the conditions as recommended by the Technical Planning Board and the Vancouver City Planning Commission.

The amendment to the Zoning and Development By-law was not enacted. The quorum that approved the rezoning application no longer sits in Council and, therefore, enactment cannot now go forward.

Description of Site

On July 20, 1972, the consolidation of amended Lot 6, Block 3, D.L. 313 with Lots 45 and 46, Block 3, D.L.313 was approved, creating Lot "M", Block 3, D.L.313. This new parcel has a frontage of 187.10 feet on S.E. Marine Drive and a depth of 66.01 on Main Street. The easterly boundary has a depth of 83.91 feet (formerly the eastern property line of Lot 45).

The westerly portion of Lot "M", located on the north-east corner of the intersection of Main Street and S.E. Marine Drive, is zoned C-1 Commercial District and has been occupied by a small, old, service station for many years.

The easterly portion of Lot "M" located on S.E. Marine Drive, is presently zoned RS-1 One Family Dwelling District. There is in existence a vacant one-family dwelling on this portion of Lot "M". There is also in existence a five-foot sewer easement running north-south, approximately located on the easterly boundary of the westerly portion of Lot "M".

The property to the north and east is zoned RS-1 and developed with single family dwellings. The easterly side of Main Street between 65th Avenue and S.E. Marine Drive is zoned C-1 Commercial. Its uses include a bank and a restaurant. The west side of Main Street from 64th Avenue to S.E. Marine Drive is zoned C-1 Commercial and its uses include a restaurant, a bank and a grocery store. The south-east corner is zoned C-1 Commercial with a restaurant and the south-west corner is zoned M-2 Heavy Industrial with a combination car wash and gas station.

Departmental Report, April 26, 1974 (BUILDING - 5)

Clause No. 3 continued

Description of Proposal

The site plan of the proposed development, submitted with the application, indicates the service station building being located adjacent to the lane running north-south on the westerly portion of Lot "M". There are two pump islands running parallel to S.E. Marine Drive. The easterly portion of Lot "M" for the most part is proposed to be used for ingress to the pump islands and off-street parking for eight vehicles. In a letter to the Planning Department Texaco has stated it is the intention to limit the parking of vehicles to those being serviced, or awaiting service, or to parking as required by staff.

The basic differences between the new proposal and the proposal previously approved by Council are:

- (a) from a "community" type service station to a self-service station and
- (b) an addition of one pump island.

With regard to the question of the number of self-serve stations, a recent letter from the applicant states: 'As for our own Company, we have one self-serve facility in operation at 2nd Avenue and Main Street and should our rezoning application be approved at 205 S.E. Marine Drive, we will be erecting a self-serve facility at that location. Other facilities would be erected if our surveys indicate there is a demand for such a facility...'.

Recommendation

It is recommended that the application to rezone the subject property from RS-1 One Family Dwelling District to C-1 Commercial District be approved subject to prior compliance by the owners with the following condition:

- (1) The detailed scheme of development be first approved by Council after reports thereon from the Technical Planning Board and the Vancouver City Planning Commission, special attention being given to the treatment and landscaping of the site, and off-street parking.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the amending By-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting of February 8, 1974 recommended that the application be approved.

On February 22, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

cont'd

Departmental Report, April 26, 1974 (BUILDING - 6)

4. Rezoning Application: South side Ferndale between Victoria & Semlin, Lot 15 except W. 33', Block 48, D.L. 264A

The Director of Planning reports as follows:

"An application has been received from Mrs. Dora Albrecht, 1922 Ferndale Street, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from C-2 Commercial District to RS-2 One Family Dwelling District for the purpose of establishing:

'One consistent zoning as RS-2 for the whole of the property which is used solely for residential purposes. Such amendment will correct the anomaly which has existed since the lots were subdivided which resulted in the west half remaining zoned as C-2 Commercial and the east half remaining zoned as RS-2 Residential.'

Attached to the application is a sketch plan of the property.

Description

The subject property is situated on a double fronting site facing Turner and Ferndale. The dimensions of the whole property are 33' x 132' with 16 $\frac{1}{2}$ ' now zoned RS-2 and 16 $\frac{1}{2}$ ' zoned C-2. The split zoning on the property was created by the subdivision of former lots 14 and 15 being subdivided into 3 lots.

The lot west of the subject property is presently zoned C-2 Commercial. The existing house is presently vacant with approved use as a two family dwelling. (Development Permit No.37204 - January 12, 1966) An application for a Development Permit (63381) to use the building for a wholesale business was refused by the Technical Planning Board of July 19, 1973 on the grounds that the proposed development was considered an unsuitable form of development at this location adjacent to residentially zoned and occupied property.

The property to the east of the subject property is presently zoned RS-2 One Family Dwelling District, its use being a multiple conversion dwelling.

It is recommended that the application to rezone the subject lands from C-2 Commercial District to RS-2 One Family Dwelling District be approved.

The Technical Planning Board at its meeting of February 8, 1974, recommended that the application be approved

On February 22, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

cont'd

Departmental Report, April 26, 1974 (BUILDING - 7)

5. Rezoning Application: Northeast corner of Oak Street and
17th Avenue, Lot 33, Block 496, D.L. 472, Plan 1618

The Director of Planning reports as follows:

"An application has been received from Mr. Syling Gelfer of 1307 7th Avenue, New Westminster, requesting an amendment to the Zoning and Development By-law whereby the above described property be rezoned from an RS-2 One Family Dwelling District to RM-3 Multiple Dwelling District for the purpose of:

'RM-3 Building Development. The back lane which is between the RM-3 to One Family proposed for Rezoning Lot belongs to the owner and has been bought from the Vancouver City Hall. The house at 981 West 17th Avenue is an old one and I consider it would be more useful for the RM-3 zone for which I apply.'

History

An application was made on October 18, 1972, by Mr. Syling Gelfer of 780 West 53rd Avenue to rezone Lots 1, 2, 3, 4, and 33, Block 496, D.L. 472 from RS-2 One Family Dwelling District and RM-3 Multiple Dwelling District to C-2 Commercial District for the purpose of building "retail and residential block".

The Technical Planning Board on November 17, 1972 recommended that the application be not approved because it considered that there was 'ample commercially zoned property in the area to adequately serve the immediate neighbourhood.'

The Vancouver City Planning Commission, on December 1972, endorsed the foregoing recommendation of the Technical Planning Board.

The application was subsequently withdrawn.

Analysis

The applicant currently owns Lots 1 to 4 and Lot 33, Block 496, D.L. 472 and has acquired the 16 foot lane running north-south just east of Oak Street, between Lot 1-4 and Lot 33 of Block 496, D.L. 472. The acquisition of the lane as recommended by the Board of Administration in their report to Council dated March 30, 1973 was subject to the following conditions:

- '(a) The value of the closed lane to be \$17,568.00 in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The applicant to pay all costs to effect the physical closing of the lane.
- (c) The applicant to arrange for the preparation and registration of a subdivision plan consolidating the closed lane and the abutting lands into one parcel.'

Vancouver City Council, on April 3, 1973, approved the recommendations of the Board of Administration.

The development proposal for the subject property is to demolish the existing buildings and erect an apartment. Lots 1, 2, 3 and 4 front on Oak Street and have approximately 30 foot frontage each for a total frontage of approximately 120 feet with a depth of 88 feet. These properties are zoned RM-3 Multiple Dwelling District. Lot 33 is 33 feet in width and 122 feet in depth, currently zoned RS-2 One Family Dwelling District.

cont'd

Departmental Report, April 26, 1974 (BUILDING - 8)

Clause No. 5 continued

There currently exists C-1 and C-2 Commercial zoned properties on both sides of Oak Street, between the lane north of 15th Avenue and the lane south of 16th Avenue. The zoning along both sides of Oak Street from the lane south of 16th Avenue to 21st Avenue is RM-3 Multiple Dwelling District. The zoning due east of the subject properties is RS-2 One Family Dwelling District. The properties approximately north-east of the subject properties and running east to Willow Street are zoned RT-2 Two Family Dwelling.

Recommendation

It is recommended that the application to rezone the subject property from RS-2 One Family Dwelling District to RM-3 Multiple Dwelling District be approved subject to the following condition:

- (1) Lots 1 to 4, Lot 33 and the lane north of 17th Avenue adjacent to Lot 33 be consolidated into one parcel.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the amending By-law within 120 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting of February 8, 1974, recommended that the application be approved subject to the above condition.

On February 22, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

6. Development Permit Application No. 64998
3250 McDonald Street

The Director of Planning reports as follows:

"The Standard Oil Company of B.C. Ltd. have filed Development Permit Application No. 64998 to alter the existing gasoline service station by installing two new pump islands and canopies to replace the existing pump islands and canopies; installing a new fascia on the existing gasoline service station building and providing landscaping.

The site is located on the south side of West 16th Avenue between McDonald Street and McDonald Diversion and is in a C-1 Commercial District.

The gasoline service station policy as adopted by City Council in October 1968, permits the alteration of the existing gasoline service station building and facilities.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 64998 be approved in accordance with the submitted application such plans and information forming a part thereof thereby permitting the alteration of the existing gasoline service station by installing two new proposed pump islands and canopies, installing a new fascia around the existing building for the gasoline service station and providing landscaping, subject to the following conditions:

cont'd . . .

Departmental Report, April 26, 1974 (BUILDING - 9)

Clause No.6 continued

1. Prior to the issuance of the Development Permit:

- (a) revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating the size of the required off-street parking spaces and the size of the required loading and unloading space;
 - (b) landscaping details are to be to the satisfaction of the Director of Planning.
2. Required off-street parking and loading and unloading spaces shall be provided and maintained in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
3. The development is to be carried out and maintained in accordance with approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 64998 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

**7. Development Permit Application No. 65094
3290 East Broadway**

The Director of Planning reports as follows:

"The Standard Oil Company of B.C. have filed Development Permit Application No. 65094 to replace a pump island and canopy on the east side of the property occupied by an existing gasoline service station.

The site is located at the south west corner of East Broadway and Rupert Street and is in a C-1 Commercial District.

The gasoline service station policy as adopted by City Council in October 1968, permits the alteration of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 65094 be approved in accordance with the submitted application such plans and information forming a part thereof thereby permitting replacement of a pump island and canopy on the eastern side of the property occupied by an existing gasoline service station subject to the following conditions:

1. Prior to the issuance of the Development Permit:

- (a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating the relocation of the existing building for Presto Logs from the north west corner of the site to the south west corner of the site.
 - (b) Information is to be first submitted to the satisfaction of the Director of Planning that the use of the site for preservicing of automobiles has permanently ceased.
2. The off-street parking spaces and the off-street loading and unloading spaces are to be maintained in accordance with Sections 12 and 13 of the Zoning and Development By-law.
3. Any proposed signs are to be to the satisfaction of the Director of Planning.

cont'd

Departmental Report, April 26, 1974 (BUILDING - 10)

Clause No.7 continued

4. The site shall only be developed and maintained in accordance with the requirements of Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 65094 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

8. Hodson Manor - 1417 West 8th Avenue
Lot 14, Block 311, D.L. 526

The Director of Planning reports as follows:

"At its March 19, 1974 meeting, City Council requested that the Director of Planning report back with more information on Hodson Manor.

The Vancouver Heritage Advisory Board on April 1, 1974 resolved that:

'Hodson Manor at 1417 West 8th Avenue has strong architectural merit and important historical significance and warrants preservation as a means of preserving a reminder of the early character of the Fairview Slopes.'

The land value of Lot A, Block 313, D.L. 526 is estimated at \$75,000. The cost of moving the building from its present location to Lot A is estimated to be in the order of \$50,000. The combined estimate for moving, foundation and minimum restoration to use is \$100,000.

Two proposals for the use of the building have been received:

- (a) The Local Area Activity Centre for Fairview Slopes has submitted a proposal that the building be utilized for several of the area needs: Day Care, Community Information Centre, Local Area Planning Office and a Community Craft Guild. Two different options for utilization of the space are included in the attached proposal. City land is usually leased for Day Care purposes at a nominal \$1 a year rent.

The Province normally provides a \$20,000 start up grant to Community Day Care Centres. This \$20,000 could be applied to bringing the area for day care up to a standard of use. That would reduce the City's cost to approximately \$80,000.

Annual income from such uses is estimated by the proposal to be from \$14,200 to \$16,800. This would be a return of approximately 17% on the city's \$80,000 cost of moving and restoration, or 9% of the combined cost of land and restoration of \$155,000 (net).

It is probable that annual income would be somewhat lower than the proposal estimates. It might range from \$8,000 to \$11,000 per year for a return of 11 3/4% on the \$80,000 cost of moving and restoration or 6 1/4% on the combined cost of land and restoration of \$155,000 (net). These rents are net to the City and do not include heat, light, building maintenance or property taxes.

Departmental Report, April 26, 1974 (BUILDING - 11)

Clause No.8 continued

- (b) A second use would be for private office purposes. A proposal has been submitted to the effect that the city would move the house to Lot A and the lessee would undertake restoration at his expense. Upon completion of restoration of the building to useable condition, the lessee would rent the property at 10% of the cost of moving the house plus the land value. A ten year to fifteen year lease is requested.

The property would be open to the public as a restored Heritage Site at certain times and by appointment. The cost of moving the house would be the total city investment. The return on this amount plus the land value would be of the order of \$12,500 per year (10%).

Both proposals are subject to the house being moved to Lot A, Block 313, D.L. 526. The developer is waiting to begin a major project at the corner of 8th and Hemlock. If Hodson Manor is to be spared from demolition it must be moved from its present site as soon as is possible.

Both proposals have merit in different directions. In the first case, not only is the building retained but it is retained to serve functions which are needed by the City in the area in any event.

The City also has more direct control over the building.

A disadvantage of the first proposal is that the degree of restoration would not be as complete as in the second proposal. The second proposal as well as probably providing a better and fuller reconstruction would probably focus attention on the heritage significance of the house to a greater extent than the first proposal. It is likely that the income of the second one might be slightly higher.

On balance the Director of Planning favours the first proposal on the basis that it is a more direct way of preserving the house and leaves more options for future use open than the second proposal.

In addition the social uses which would be served would have to be located elsewhere if not within the Hodson house. Before the first proposal can be firmly tied down, various approvals are needed, such as approval from the Provincial Government and a Development Permit for the various uses. In addition, the preliminary estimates will need to be matured and verified and firm design proposals developed.

The Assistant Director of the Building Construction and Maintenance Division confirms that the appropriate fees for an architect to prepare a preliminary proposal together with cost estimates for the work would not exceed \$5,000.

It is suggested that the most important and immediate thing to do is to move the house and to investigate in more detail, its conversion as a Local Area Activity Centre.

If for any reason the Local Area Activity Centre proves on detailed investigation to be not feasible, then the second option can be taken up.

cont'd

Departmental Report, April 26, 1974 (BUILDING - 12)

Clause No.8 continued

The proposal has been made to include a sum of money in the next 5 Year Plan for preservation of historic buildings, but in the meantime, the Director of Finance reports that funds for the moving and restoration will have to come from 1974 supplementary capital budget, which may present some problems as the supplementary capital budget has not been established yet but we do know that it is going to be tight.

Accordingly it is RECOMMENDED that:

- (a) Hodson Manor be moved as soon as possible to the City owned property Lot A, Block 313, D.L. 526.
- (b) The Assistant Director of the Building Construction and Maintenance Division be authorized to appoint an architect to prepare a preliminary proposal together with cost estimates for the necessary alterations for the Local Area Activity Centre.
- (c) All the necessary approvals be sought for the operation of the Local Area Activity Centre.
- (d) The funds for this work to be provided from 1974 supplementary capital budget. "

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Department Report, April 26, 1974 (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION

B-6

1. Bus Route Changes

The City Engineer reports as follows:

"The 'Round the Park' Stanley Park Bus Service

In previous years, this summer service (Sundays and holidays only) has been routed from the Stanley Park bus loop north on Chilco Street to enter the Park via a left turn at Georgia Street and use of the Causeway. Last year, in connection with street alterations in the West End, the intersection of Georgia and Chilco Streets was physically altered, and this routing is no longer desirable or practical.

As a result, a routing avoiding the use of Georgia Street entirely has been agreed to in discussions with the Transit Authority and the Park Board. The proposed routing is to have the bus turn south on Chilco Street from the bus loop and enter Stanley Park via Lagoon Drive. Only minor physical improvements are necessary, and it is felt the new route will be more attractive to bus patrons.

Fast Bus Service

At present, these services reach their downtown terminus on Hornby Street north of Smithe Street, from Hastings Street via Burrard and Smithe Streets. The route then continues north on Hornby Street and via Robson and Burrard Streets to their separate routings in the City. Experience has shown that it would be desirable to have the terminus on the south side of Nelson Street between Burrard and Hornby Streets. From there the buses would proceed north on Hornby Street from Nelson to Smithe Streets, to reach the existing route. These portions of Nelson and Hornby Streets have not previously been used by transit vehicles.

Accordingly, it is RECOMMENDED:

1. That the 'Round the Park' bus service be permitted the use of Chilco Street between the Stanley Park bus loop and Lagoon Drive, and the use of Lagoon Drive between Chilco Street and Stanley Park.
2. That the Fast Bus service be permitted the use of Nelson Street between Burrard and Hornby Streets, and Hornby Street between Nelson and Smithe Streets."

RECOMMENDED that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 281

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

April 18, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, April 18, 1974 at approximately 1:30 p.m.

PRESENT:

Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson

ABSENT:

Alderman Hardwick (Civic Business)

CLERK:

R. Demofsky

INFORMATION1. Spring Street Project

Vancouver City Council at its meeting on December 18, 1974 moved that the Director of Social Planning report on future financing and auspices of the Spring Street Project, provided it continues, by January 31, 1974, including results of the evaluation research.

The Director of Social Planning submitted a report on Spring Street Project: Final Evaluation Research Report and Project's Future dated April 1, 1974, for the Committee's consideration. Representatives of Spring Street Project were present.

The report outlined the need for a City wide program like Spring Street. It also reviewed the related expenses and program effectiveness. In speaking to the report, Mr. Purdy, Social Planning Department, advised that the funding of the Spring Street Project has been assumed by the Department of Human Resources. However, the accounting procedures and personnel matters remain with the City under an agreement between the City and the Province. The report concluded with the following recommendations:

1. The final research report, "Spring Street Project: An Evaluation", be received for information and approval.
2. City and Human Resource Board representatives meet to work out details as required to develop a city-wide Youth Service Bureau in and for the City of Vancouver, including cost-sharing arrangements and a report back to Vancouver City Council, the Vancouver Human Resource Board and the Minister of Human Resources within 90 days.
3. The Consultation Centre of the Federal Department of the Solicitor General be requested to participate with the City and the Province in the planning and development of a Youth Service Bureau in Vancouver.
4. The Vancouver School Board be notified of the research findings respecting shortcomings within the school system to assist this population of young people in conflict with the law.

Standing Committee of Council on Social Services 2
April 18, 1974

Clause No. 1 (cont'd)

A representative of Spring Street stated that under this program, they tried to keep the children in their own neighbourhood to familiarize them with the facilities available in that neighbourhood.

It was also noted that when the program commenced, the Park Board made certain facilities available to the Spring Street Project (complimentary passes for swimming pools, planetarium, etc.) however, since being assumed by the Provincial Government these privileges have been withdrawn. The Committee agreed that Provincial takeover of Spring Street should have nothing to do with restricting privileges previously provided and requested the Director of Social Planning to investigate this and report back to the Standing Committee on Social Services as soon as possible.

In the discussion which ensued on the submitted report, discussion centred around Spring Street's position in relation to the Vancouver Resource Board and the thirteen Community Resource Boards. The following points were noted:

- Spring Street might operate with the thirteen Community Resource Boards on a contract basis, i.e. the Community Resource Board could buy that service into their community package;
 - the Vancouver Resource Board would take on the function of the Youth Services Bureau and as various communities asked for the workers they would go into the communities;

The Executive Assistant to the Minister of Human Resources stated that he had discussed this with the Minister prior to the meeting, and the Minister felt that the Youth Service Bureau would be a duplication of the Vancouver Resource Board.

Following brief discussion, it was

RESOLVED

- A. THAT the report of the Director of Social Planning on Spring Street Project: Final Evaluation Research Report and Project's Future, dated April 1, 1974, be received for information;
 - B. THAT Mr. D. Purdy, Social Planning Department, meet with the Vancouver Resource Board staff for preliminary discussions on some sort of Youth Service Bureau and submit recommendations resulting from this preliminary meeting to a regular meeting of the Vancouver Resource Board for discussion.

RECOMMENDATION AND INFORMATION

2. Family Division Committee of the Family and Juvenile Court

At a meeting of the Standing Committee on Social Services on August 30, 1973, when dealing with the report of the Family Division Committee of the Family and Juvenile Court, your Committee made the following seven recommendations. To date, some of these recommendations remain outstanding. At a meeting of the Social Services Committee on April 11, 1974, it was resolved to review these seven recommendations with representatives of the Family Court Committee present.

The recommendations are as follows:

Clause No. 2 (cont'd)

- "(a) authorize that the staff of the Family and Juvenile Court be increased to the extent necessary to enable the Probation Officers to effectively carry out their functions and to clear the backlog of cases which have accrued through the expanded jurisdiction of the Family Court into custody, maintenance, etc. and that there be a report back as soon as possible to the Standing Committee on Social Services on additional staff needs of the Family and Juvenile Court.
 - (b) authorize a new person to be appointed as administrator of the Family Division Court with remuneration commensurate with the demands of a highly responsible position; such a person should be given clear direction that he or she is to run the whole system, except, of course, for any interference with the judges.
 - (c) authorize the Standing Committee on Social Services to meet as soon as possible with the City Prosecutor and District Judge Eckardt to obtain their views on the Family Division Committee's recommendations that
 - (i) Family and Juvenile Court Judges, Prosecutors and Administrators be independent of the Criminal Division; the Judges to be directly responsible to the Chief Judge of the Provincial Court; the prosecutors and administrators to be responsible to City Council.
 - (ii) Prosecution and administration of the Family Court by the City Prosecutor's office be terminated and that instead there be established positions of Child Welfare Counsel and staff to assume the present responsibilities of the Prosecutor at Family and Juvenile Court. These staff should be orientated towards the prevention concept of child care rather than the crime-responsibility punishment concept which presently exists.
 - (d) authorize the Family Division Committee to form a sub-committee to maintain liaison with the Court Administrator, Child Care and Family Agencies, the Police Department, the legal profession and the Community. It is suggested that this sub-committee meet with the foregoing representatives on a monthly basis.
 - (e) instruct the Provincial Court Administrator to delegate an appropriate official at the Family Court to schedule cases for trial on a realistic basis and to experiment with appointments being given for the hearing of cases, with a report back in due course to the Standing Committee on Social Services on the success or otherwise of this experiment.
 - (f) instruct the Director of Personnel Services, in conjunction with the Provincial Court Administrator, to establish a new classification of "Information Officer", who would act as a general Court officer, and, in addition, would meet persons entering the Court and advise them of Court procedure and when the case would be heard. This person would also be responsible for the reception area.
 - (g) instruct the Provincial Court Administrator to immediately implement the installation of food and beverage vending machines in the Family and Juvenile Courts."

NOTE: To date, recommendations (a), (e), (f) and (g) have been implemented.

cont'd

Standing Committee of Council on Social Services 4
April 18, 1974

Clause No. 2 (cont'd)

The Committee discussed these recommendations with representatives of the Family Division Committee, and the following are notes taken during the discussion:

- (a) the Committee was advised that the Family and Juvenile Court has been assumed by the Provincial Government. A representative of the Family Division Committee advised that to date, only one additional staff member has been hired;
 - (b) the Committee agreed that the Family and Juvenile Court should be separate and distinct from the Criminal Court Division in the City of Vancouver and that there should be an administrator for each division;
 - (c) (ii) the Executive Assistant to the Minister of Human Resources advised the Committee that the Burger Commission was working towards accomplishing recommendation (c) (ii) of the Family Division Committee (quoted above);

RECOMMENDED

- I. THAT Council approve in principle that the staff of the Family and Juvenile Court be increased to the extent necessary to enable the Probation Officers to effectively carry out their functions and to clear the backlog of cases which have accrued through the expanded jurisdiction of the Family Court into custody, maintenance, etc.;
 - II. THAT a Child Welfare Counsel be established and the positions be advertised separately for work exclusively with the Family Court;
 - III. THAT the Family Division be authorized to form a sub-committee to maintain liaison with the Court Administrator, Child Care and Family Agencies, the Police Department, the legal profession and the Community; also that this sub-committee meet with the foregoing representatives on a monthly basis to facilitate screening, diversion and other functions;
 - IV. THAT the Deputy Attorney General be requested to attend a Social Services meeting to discuss plans for the Family Division Committee and how the Standing Committee on Social Services can assist until the program is fully implemented by the Provincial Government.

RECOMMENDATION:

3. Orchard Park Housing Project

A letter on the above matter from the B. C. Housing Management Commission dated April 9, 1974 was submitted for the Committee's consideration. The letter advised that a prefab recreation building located on the project at the north-west corner of Nanaimo Street and 45th Avenue was partially destroyed by fire last fall.

RECOMMENDED,

THAT Council approve the demolition and removal of the building from this site.

The meeting adjourned at approximately 3:05 p.m.

REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL
ON CIVIC AND COMMUNITY DEVELOPMENT

April 18, 1974

A joint meeting of the Standing Committees of Council on Civic and Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 18, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
 Mayor Phillips
 Aldermen Bowers, Harcourt, Marzari,
 Massey, Pendakur, Rankin and Volrich

CLERK: D. Bennett

RECOMMENDATION:1. Planning Department Staffing and Budget

The Committees had before them for consideration a report dated February, 1974, entitled "Shaping the Future" - the City Planning Department's Goals and Objectives for 1974. The Board of Administration submitted for consideration a report of the Director of Planning dated April 9, 1974 (copy of which is attached) entitled "Planning Department Staffing and Budget".

In the Board of Administration report the Director of Planning

RECOMMENDED,

- "(1) Approve the Department organization as shown on Appendix A.
- (2) Approve hiring additional staff as shown on Appendix B.
- (3) The Director of Personnel Services to report on Classification to the Board of Administration for approval.
- (4) Auto allowance (at intermittent rate of .13¢ per mile) for positions shown on Appendix B (marked Auto allowance) be approved.
- (5) that the position of Assistant Director and Planning Analyst - Advance Planning be abolished when vacated.
- (6) That a design consultant be appointed to prepare a floor plan and obtain estimates. Fee not to exceed \$5,000.
- (7) That \$40,000 be approved for the Director of Planning to obtain special consultant services when required. Funds to be provided from contingency reserve.
- (8) Funds for 1974, estimated at \$269,782. to be provided from contingency reserve as advised by the Comptroller of Accounts for salaries, operating and new and non-recurring costs as detailed in Appendices C and D."

However, the Board of Administration made no recommendations in this report as it was felt that Council should decide on the extent of expansion of the Planning Department including the number of additional permanent positions for Local Area Planning. The Board had not reviewed the total staffing requirements and noted there are items in the budget submitted by the Director of Planning that require further review including the \$40,000 for consultants in Recommendation (7). The Board advised that when Council has decided on the additional functions to be performed by the Planning Department, the budget should be referred back to the Board of Administration for further review.

Attached to the Board of Administration report was an organizational chart which set out the positions presently in existence and the pro-

Standing Committees of Council
on Civic and Community Development
April 18, 1974

posed new position. It was noted that the Director of Planning was requesting an additional 33 employees.

The Committees discussed the future role of the Planning Department, Local Area Planning and staffing at length and after due consideration it was

RECOMMENDED,

- (a) THAT the general structure of the organizational chart be approved.
 - (b) THAT the question of staffing for the various parts of the program be referred to the Board of Administration for report
 - (c) THAT the Director of Planning be requested to report to the next meeting of the Committees some more precise comments in view of the discussion which has taken place today including possible outside sources of funds for parts of the program
 - (d) THAT the next two areas for Local Area Planning be Mount Pleasant and Grandview Woodlands.

The meeting adjourned at approximately 5:30 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 282

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

April 23, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, April 23, 1974 at approximately 10:30 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Massey
Alderman Rankin
Alderman Volrich

CLERK: R. Demofsky

RECOMMENDATION:1. Management Function - Downtown East Side Area

A letter from the Greater Vancouver Regional District dated April 3, 1974 re Proposed Downtown Hard to House Facility was submitted for the Committee's consideration. The letter focused on the management issue of the proposed Hard to House Facility. This particular subject has been in limbo for well over twelve months, and has now reached a point where progress on the design drawings has been ordered halted by C.M.H.C. pending a solution to the management question.

The Supervisor of Property and Insurance advised that the senior companies would co-operate with the City in development of this project with the understanding that management of this hostel is to be under the control of the City of Vancouver. He further advised that this project could be administered through his department.

RECOMMENDED,

THAT the City of Vancouver take on the complete management of the Downtown Hard to House Facility through the Property and Insurance Office, similar to the Oppenheimer Lodge system.

RECOMMENDATION AND INFORMATION:2. Specialty Housing

A progress report on Oppenheimer Lodge, Oppenheimer II, the Downtown East Side Residential Facility, and the Grandview-Woodlands Single Women's Facility from the G.V.R.D. dated April 18, 1974 was submitted for the Committee's consideration.

Discussion ensued as follows:

Oppenheimer Lodge

When speaking to this report a representative of the G.V.R.D. advised that this project is a Federal/Provincial undertaking, with the City of Vancouver assuming the managerial responsibility. This facility will provide a total of 147 units and will hopefully be in operation by June or July.

Oppenheimer II

The Committee was also advised that land had been acquired by the City for Oppenheimer II on Cordova Street. Also, at a co-ordinating Committee meeting of the G.V.R.D., both C.M.H.C. and the Provincial Government recommended that funds not be allocated until such time as some experience has been gained from the operation of Oppenheimer Lodge. It was noted that Council on September 11, 1973, approved the following recommendations of the Housing Committee:

cont'd....

Standing Committee of Council

on Housing

Clause No. 2 continued

- i) The City request the G.V.R.D. to undertake the necessary work involved in design, working drawings, tender calls and construction phases of public housing within the City of Vancouver;
 - ii) Procedures initiated by the City for involving potential residents and residents of affected areas in the development of this housing be continued;
 - iii) The Regional District undertake any necessary applications for rezoning, subdivision and related matters as required.

Council on October 30, 1973, approved the following recommendations of the Housing Committee:

THAT City Council endorse the development in the Skid Road area of a further public housing project similar to Oppenheimer Lodge (FP 19); development of the proposed project to be on the usual Federal-Provincial-Municipal cost sharing basis for such projects with the City acquiring land for same.

The Committee agreed that the development of Oppenheimer II and Oppenheimer III should proceed as soon as possible.

Downtown East Side Residential Facility

A representative of the G.V.R.D. advised that the Downtown East Side Facility has been progressing slowly for the past twelve months. The G.V.R.D. was requested to initiate and co-ordinate development on August 28, 1973. Since that time architects have been retained and have prepared a design which will accommodate 75 individuals. This has been approved by both the Province and C.M.H.C. Architects are now about to begin working drawings on this subject which will take approximately two months, following which tenders will be called and construction should start some time in mid or late summer.

At the previous meeting, the Provincial Government clearly stated their unwillingness to manage this facility, and recommended that the City assume this responsibility, similar to Oppenheimer Lodge.

Grandview-Woodlands Single Women's Project

Two parcels of City-owned land were located in the Grandview-Woodlands area. The site will accommodate of total of 44 units. It is anticipated that the projects will be ready for tendering in late summer with construction starting some time during fall.

Senior Citizen's Housing Project at 4th Avenue and Wallace Street

The Committee was advised that this site has been appropriately zoned, and the G.V.R.D. is presently obtaining estimates from construction companies.

cont'd....

Clause No. 2 continued

Small Family Apartment (East Vancouver)

The Committee was advised that this project with 18 one and two bedroom suites would be occupied by the end of April, 1974.

14th and Nootka Street Townhouse Scheme

The Director of Planning-G.V.R.D. submitted a site plan for this proposed townhouse project containing 21 three bedroom and 4 four bedroom townhouses. The proposed site area is 2.11 acres.

Semlin Drive and Pandora Street - Family Housing Scheme

The Committee was advised that there has been no development on this project to date.

Following brief discussion, your Committee,

RECOMMENDED

- A. THAT the progress report of the G.V.R.D., on Oppenheimer Lodge, Oppenheimer II, Downtown East Side Residential Facility, Grandview-Woodlands Single Women's Project, and other projects in the City of Vancouver dated April 18, 1974, be received for information.
 - B. THAT the site plan of the 14th and Nootka Street townhouse scheme as submitted by the Director of Planning-G.V.R.D., be received for information, and referred to the Director of Planning and Supervisor of Property and Insurance for report back to the Standing Committee on Housing.
 - C. THAT Council reiterate the position taken in its resolutions of August 30, 1973, and October 11, 1973, (and quoted above) and urge the Provincial Government to proceed with the development of Oppenheimer II and Oppenheimer III immediately, with a similar management basis as the Oppenheimer Lodge.

RECOMMENDATION:

3. 1976-80 Five Year Plan

The Chairman submitted a report recommending that the Housing Committee endorse in principle the provision of \$12.5 million for the creation of housing in the next Five Year Plan.

Break-down of funds as follows:

- Neighbourhood Improvement Program	\$5,000,000
- Revolving Housing Fund	\$2,500,000
- Special Grants	\$5,000,000
	<u>\$12,500,000</u>

RECOMMENDED,

THAT Council approve in principle the sum of \$12,500,000, for the development of housing in the City of Vancouver, to be included in the preliminary budget requests for the next Five Year Plan.

Standing Committee of Council
on Housing
April 23, 1974

4

INFORMATION:

4. Adanac Site

The Director of Planning-G.V.R.D. submitted a site plan for this proposed patio housing project, (Attached family housing.) This proposed site is located on the north side of Adanac Street.

RESOLVED,

THAT this matter be referred to the G.V.R.D. Planning Committee and the City of Vancouver Planning Department for report back to the Standing Committee on Housing.

The meeting adjourned at approximately 11:30 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 282 ??

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

April 25, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, April 25, 1974, at approximately 1:40 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson

ABSENT: Alderman Hardwick

CLERK: M. Cross

RECOMMENDATION

1. Lee Building - 175 East Broadway

The Chairman advised that he had received a report dated April 18, 1974, from the Vancouver Rental Accommodation Grievance Board stating that they had been receiving complaints from tenants of the Lee Building with respect to notices of rent increase.

H. A. Roberts, Agents for the owners, wrote to the tenants approximately March 11, 1974, advising them of rent increases, giving the required three months' notice. On March 29, 1974, the tenants of the Lee Building received a notice from Mr. S. Katsafanas indicating that H. A. Roberts were no longer agents for the building.

The Chairman advised of letters sent to the Grievance Board indicating that Mr. Steve Nazos, agent for the owner, had been approaching the tenants indicating that the rental increases were due on May 1, 1974, and threatening them with eviction if they did not agree to sign a new lease agreement.

A representative of the tenants of the Lee Building and a representative of the Vancouver Tenants Council appeared before the Committee and advised that each tenant was faced with a rent increase of roughly 28% i.e. increases varying from \$20 to \$60 per month.

A discussion followed wherein it was pointed out that the written notice from H. A. Roberts was not illegal, but the increase was much greater than the proposed 8% and that the demands of Messrs. Katsafanas and Nazos were in contravention of the Landlord and Tenant Act.

cont'd

Part Report to Council
Standing Committee of Council on Social Services 2
April 25, 1974

Clause No.1 continued

RECOMMENDED

THAT Council adopt the following resolution:

"WHEREAS the tenants of the Lee Building have received legal notice of rent increase from H. A. Roberts Ltd., agents for the owner Steve Katsafanas

AND WHEREAS the owners have terminated the services of the agents as of April 3, 1974

AND WHEREAS the owners since that time by coercion etc. have forced the tenants to pay rent increases at the end of April through totally illegal notices

THEREFORE BE IT RESOLVED THAT City Council instruct Steve Katsafanas they intend to ask him to show cause why his license should not be cancelled for breaching the Landlord and Tenant Act

AND THAT our Inspectors be instructed to look the premises over to see what repairs need to be made to bring the building up to standard

AND FURTHER THAT the Director of Legal Services study all the documents with a view to preventing any evictions and determining what legal action is to be taken against the owner for breaching the Landlord and Tenant Act."

The various letters referred to in this report are on file in the City Clerk's Office.

FOR COUNCIL ACTION SEE PAGE(S) 289